



2113 21 Avenue SW
Calgary, Alberta

MLS # A2321709



\$998,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,124 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: n/a

Open House Sat June 20th, 1pm-3:00 PM. Breathtaking 3+1 bedroom home offering over 2,884 square feet of developed living space in the heart of sought after Richmond Park/Knob Hill. Thoughtfully designed with exceptional attention to detail and craftsmanship, this distinguished residence presents a compelling case for luxury inner city living. The main level showcases classic walnut hardwood flooring throughout, designer finishes, spectacular open concept living, elegant coffered ceilings in both the living and dining rooms, in ceiling speakers, an abundance of natural light and upgraded powder room. Designed for both entertaining and everyday enjoyment, the layout creates a seamless balance of form and function. The chef inspired kitchen is appointed with rich espresso cabinetry, sleek quartz countertops, an oversized island, and an impressive Dacor stainless steel appliance package, including a built in six burner gas cooktop that serves as the centerpiece of the space, built-in oven, extensive drawer storage and thoughtful organizational features ensure both efficiency and practicality. An elegant curved low rise staircase with striking open risers serves as a beautiful architectural statement and leads to the upper levels. The second floor hosts a spacious primary retreat complete with a walk in closet and a spa inspired five piece ensuite featuring natural stone detailing, in floor heating, a double vanity, and a dedicated makeup station providing additional storage and workspace. A second generous bedroom with its own walk in closet and private four piece bath, along with a convenient laundry area, completes this level. The third floor offers exceptional flexibility and could easily support a variety of lifestyle needs. A spacious family room features a contemporary gas fireplace with stainless steel surround, custom walnut shelving, a wet bar with beverage fridge,

and access to a private view deck. An additional bedroom with a four piece ensuite makes this level ideal for guests, teenagers, a fitness space, executive home office, or private study. The fully developed lower level provides further living space with a large recreation room, fourth bedroom, and a 4 pc bathroom. Outside, the sunny south facing backyard is a rare offering in the inner city. Beautifully landscaped, dbl garage & fully fenced, it features tiered planters, a pergola, decorative tile, aggregate pathways & stunning Butchart Gardens inspired landscaping that creates a peaceful setting to unwind after a demanding day at work! The grounds have been meticulously maintained and reflect the same level of care and stewardship evident throughout the home. Additional highlights include central A/C, window coverings, upgraded mechanical systems, & updated rooftop deck covering. Ideally situated just minutes from downtown, this exceptional property delivers on luxury, functionality, and location. A truly compelling opportunity for the discerning buyer seeking the ultimate inner city lifestyle!