

\$749,900 - 2502 21 Avenue Sw, Calgary

MLS® #A2122544

\$749,900

3 Bedroom, 4.00 Bathroom, 1,517 sqft

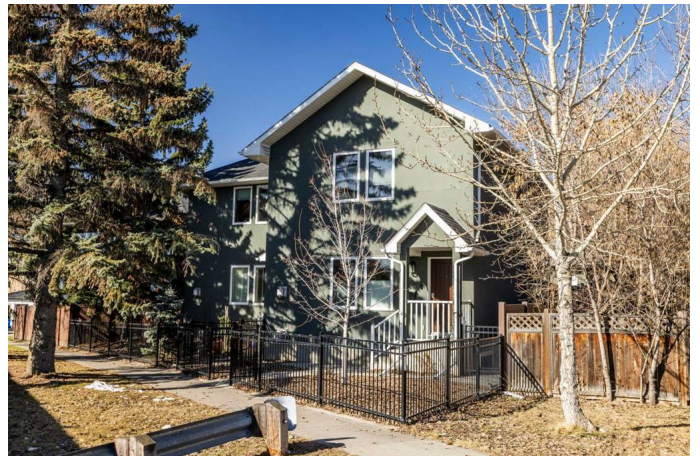
Residential on 0.00 Acres

Richmond, Calgary, Alberta

Open house cancelled for April 18. Welcome to this exquisite 2-storey gem nestled in the heart of the city, offering over 2000 sq ft of meticulously crafted living space. Pride of ownership radiates from every corner of this stunning home, boasting a plethora of upgrades and features that redefine modern luxury living. The chef's kitchen is the focal point, featuring top-rated appliances, European cabinet design, and Dekton countertops renowned for their durability and elegance. Bar area with wine fridge, perfect for entertaining guests.

Corner fireplace adds warmth and ambiance to the main floor. Real, gleaming hardwood flooring throughout the main and second floors exudes sophistication and is easy to maintain. Upstairs, two newly renovated bathrooms with modern tubs, tiles, and cabinets, along with a washer/dryer for added convenience. Two spacious bedrooms with walk-in closets offer ample storage and comfort. The basement is an oasis of relaxation, equipped with ceiling speakers for entertainment and a full bathroom with a steam shower. Triple-pane windows, high-efficiency furnace, and hot water heater ensure optimal energy efficiency. Solid core doors on the main and second floors minimize noise transmission, creating a peaceful living environment.

Air conditioning provides year-round comfort, no matter the season. Central vacuum system, water softener, and basement stacking laundry combo offer convenience and ease of use.



Smart switches allow convenient control of art wall lights via smartphone, enhancing functionality and modernity. Graber window covers provide privacy and add aesthetic appeal to every room. Stylish stucco exterior and updated air vapor barrier enhance insulation and curb appeal. Ornamental fencing in the front yard adds charm and character. Vinyl fencing in the backyard ensures durability and low maintenance. The double detached garage has been converted into a gym but can easily be reverted to its original use. Conveniently located near schools, playgrounds, and the vibrant shops and stores of Marda Loop and 17 Ave. Easy access to Crowchild, downtown, and the CTrain makes commuting a breeze. This property epitomizes quality craftsmanship, meticulous care, and thoughtful design, offering a lifestyle of unparalleled luxury in a highly sought-after location. Don't miss the opportunity to make this exceptional home yours. Contact us today to schedule a viewing and experience urban living at its finest.

Built in 1997

Essential Information

MLS® #	A2122544
Price	\$749,900
Sold Price	\$735,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,517
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2502 21 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7H3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Double Vanity, Stone Counters, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2024
Date Sold	April 27th, 2024
Days on Market	11
Zoning	M-C1 d75

HOA Fees 0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

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