

\$959,900 - 2502 21 Street Sw, Calgary

MLS® #A2129822

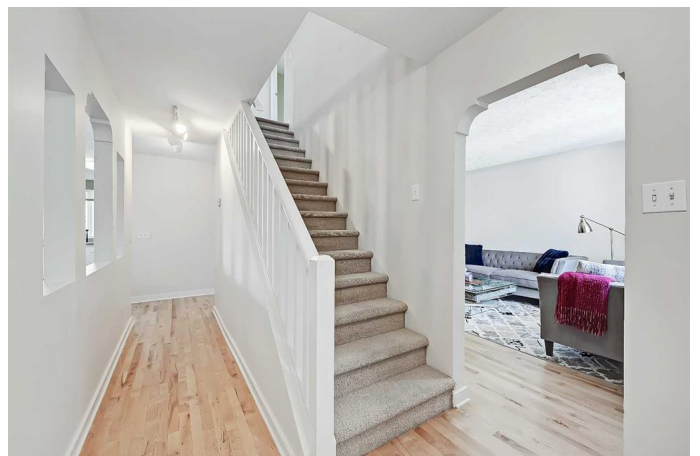
\$959,900

4 Bedroom, 3.00 Bathroom, 1,857 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Visit multimedia link for 360° virtual tour & floorplans! Introducing a true gem! Located in the heart of Richmond and on an oversized RC-2 CORNER LOT, this original 1950s bungalow received a second-story addition in 1987. It was featured in the Calgary Herald in 1989 as “the right way to add a second story to a home.” This home has excellent redevelopment potential, making it a great long-term investment! As you step inside, you are greeted by real hardwood and tile flooring throughout the main floor and a West facing bedroom that can also be the perfect space for a home office. Down the hall is where you will find a bright and open kitchen that features quartz counters, stainless steel appliances, soft close drawers, and a functional island that opens into a large cozy family room with a real wood-burning fireplace, the spacious formal living room with a large West-facing window, a formal dining room that overlooks the backyard, and a door leading to the large rear deck and backyard. A full 3-pc bathroom completes the main floor. Upstairs boasts three spacious bedrooms, a full 5-pc bathroom with a double vanity with storage, a stand-up shower and tub, a den/office area, and a West-facing balcony! The fully developed and recently carpeted basement offers additional living space and features a large rec room, a full 4-pc bathroom with tub/shower combo, laundry room with washer/dryer and shelving, a separate cold storage room plus a 5th bedroom (window does not meet current



egress requirements). The East-facing backyard offers an expansive multi-level deck and is the perfect spot to host BBQs with friends and family - theyâ€™ll want to stay for hours! This fantastic inner-city community is a 10 minute walk to Marda Loop and features numerous playgrounds and parks, school, city transit, and offers quick access to major roadways, including Crowchild Trail and 17th Avenue. Don't miss out on this incredible opportunity to own a well-maintained home with exceptional redevelopment potential.

Built in 1967

Essential Information

MLS® #	A2129822
Price	\$959,900
Sold Price	\$959,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,857
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2502 21 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5A8

Amenities

Parking Spaces	1
----------------	---

Parking	Single Garage Detached
---------	------------------------

Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 13th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.