

# \$979,000 - 2613 21 Street Sw, Calgary

MLS® #A2238779

**\$979,000**

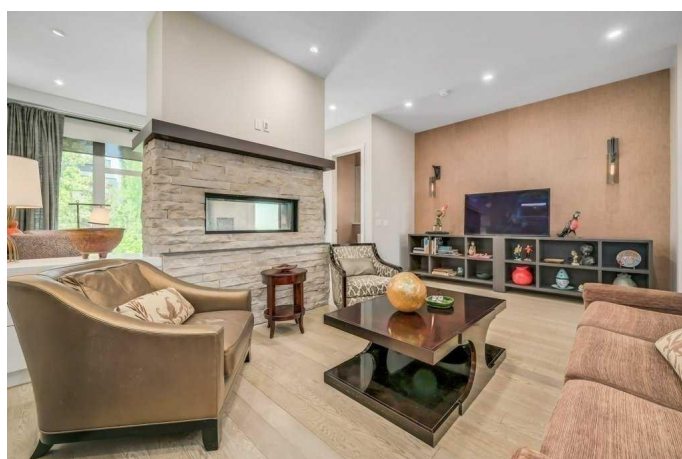
4 Bedroom, 4.00 Bathroom, 2,045 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SAT & SUN, August 9 & 10, 1-3pm \*Value Alert\* This 4 bedroom, 3.5 bath beauty is situated between the Marda Loop and 17th Avenue entertainment districts, in the fantastic neighbourhood of Richmond/Knob Hill - offering a blend of walkability, strong sense of community, and easy access to dining and retail amenities. Centrally located on a beautiful, winding, tree-lined street with quick access to all four corners of the city. Experience tranquility in this warm and welcoming home blending natural tones, rich textures, and thoughtful designer touches throughout. Stylish, serene, and bathed in natural light, this beautifully updated property offers over 3,000 developed square feet of living space, including a west-facing backyard and a fully developed walkout basement. The open-concept main floor features custom-made blinds and curtains, soaring ceilings, hardwood floors, and expansive windows. The living room offers a subtly textured grasscloth feature wall with fabulous accent lighting, and a sleek double-sided fireplace with a custom mantle. The modern kitchen is equipped with custom urban-style cabinetry, quartz countertops, a large center island, and nearly all-new stainless-steel appliances. A spacious dining area with stunning light fixtures opens onto the west-facing patio—perfect for taking in the sunsets.

Upstairs, the vaulted primary suite offers a private balcony with sweeping views, a built-in



closet system, and a spa-inspired ensuite featuring a soaker tub, a large tiled shower with 10mm glass, and a double vanity. Two additional bedrooms, a full bathroom, upper-level laundry with built-in shelving, and a dramatic skylight complete this level. The walkout basement includes a fourth bedroom, a full bath, and a media room with a wet bar—ideal for entertaining or relaxing. Outside, the backyard is a private, tree-filled retreat with a lower deck that feels like an urban oasis. Updated throughout, this home features designer-selected lighting, wall treatments, luxurious custom blinds and draperies, carpet-free stairs (both levels), LED pot lights, central A/C, a renovated powder room, and more. Situated in a quiet location, this professionally landscaped property is fenced and features mature trees, large accent rocks, and a private backyard. Also located near top-rated schools, including French and Spanish immersion programs and Altadore School.

Built in 2012

**Essential Information**

MLS® #	A2238779
Price	\$979,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

### Community Information

Address 2613 21 Street Sw  
Subdivision Richmond  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T 5A9

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Wet Bar, Sump Pump(s)  
Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Water Purifier, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Double Sided, Gas, Living Room, Mantle, See Through, Stone  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Private, Rectangular Lot, Treed, Views  
Roof Shingle, Fiberglass, Membrane  
Construction Stone, Stucco, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed July 24th, 2025  
Days on Market 13

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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