

# \$778,000 - 2227 21 Avenue Sw, Calgary

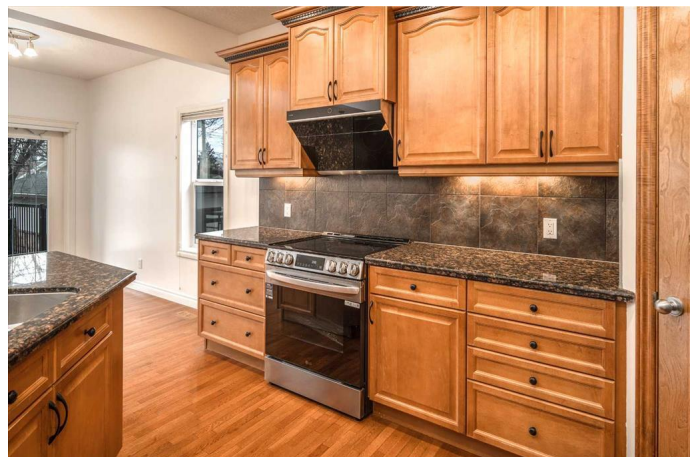
MLS® #A2203162

**\$778,000**

4 Bedroom, 4.00 Bathroom, 1,706 sqft  
Residential on 0.06 Acres

Richmond, Calgary, Alberta

Welcome to this exceptional 4-bedroom, 3.5-bathroom home with NEW upgrades in the vibrant inner-city neighborhood of Richmond Park/Knob Hill, offering over 2,300 square feet of thoughtfully designed living space. The open-concept kitchen features ample cabinetry, brand-new appliances, a corner pantry, a convenient breakfast bar, and a dining area that opens onto a spacious deck—perfect for outdoor gatherings. The inviting family room boasts a corner fireplace, adding warmth and elegance. The main level also includes a formal living room and a stylish 2-piece bathroom, ensuring comfort and convenience for the entire family. Upstairs, the generous master bedroom offers a walk-in closet and a 4-piece ensuite. Two additional well-appointed bedrooms and a refreshed 4-piece bathroom complete this level. The fully finished basement provides even more living space, featuring a large entertainment area, an additional bedroom, a laundry area, and a 4-piece bathroom. Outside, the sunny south-facing backyard creates an ideal setting for relaxation and entertaining. This home has been renovated, featuring NEW carpet, NEW vinyl flooring in the basement and FRESH paint throughout. Additional highlights include central A/C, a built-in sound system, two hot water tanks, and a fully insulated double garage with built-in shelving. Ideally located within walking distance to Marda Loop, within the school zone for Western Canada high school, offering a quick commute to the city



center and easy access to major routes. Book your private showing today!

Built in 2004

### Essential Information

MLS® #	A2203162
Price	\$778,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,706
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2227 21 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0P2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.