

# \$999,888 - 2505 21 Street Sw, Calgary

MLS® #A2193983

**\$999,888**

4 Bedroom, 4.00 Bathroom, 2,257 sqft  
Residential on 0.06 Acres

Richmond, Calgary, Alberta

An inner city lifestyle infill like no other! Step away from cookie-cutter with this intelligently designed and completely original take on modern open concept living in Calgary.

Panoramic mountain views! This unique layout allows for the square footage of a 3 storey home but in a less stair-heavy design. Built well above the standard building code and loaded with premium built-ins, extras, & features. Soaring 14' & 10' ceilings with wide plank white oak hardwood floors. Exciting sunken living room design element & focal point steel beam open riser staircases clad in 10 mm glass panels. Entertainer's dream kitchen with deluxe stainless steel appliances, quartz waterfall edge island & perimeter countertops, high gloss cabinetry, & built-in coffee maker. Upper level private master retreat with stunning vaulted ceiling & overhead skylight. Adjacent den/home office flex space. Incredible walk-in closet with built-ins. Spa inspired 5pc ensuite including separate deep soaker tub, 10 mil glass shower, in-floor heating, & dual vanity. Very unique separate split level off the main floor which is home to 3 more bedrooms & 2 full bathrooms including 1 ensuite. Lower basement level with huge media room with full length built-in & full bar with wine/beverage cooler. Many upgrades & extras including in-floor heating in bathrooms, 2 central A/C units, over-spec party wall construction, 18 foot tall concrete foundation wall, flat painted ceilings throughout, & multiple outdoor living



spaces including large rear deck off the kitchen with sunny west exposure. Offering both city and mountain views! Full walkout lower level with separate entrance has the potential to be an easy separate rental unit conversion. Oversized double detached garage. The total package inner city lifestyle home for those looking for something unique!

Built in 2013

### **Essential Information**

MLS® #	A2193983
Price	\$999,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,257
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2505 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	Bar, Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Skylight(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Master Bedroom
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot, Sloped, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 11th, 2025
Days on Market	54
Zoning	R-C2

## Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.