

# \$1,089,900 - 2599 21 Street Sw, Calgary

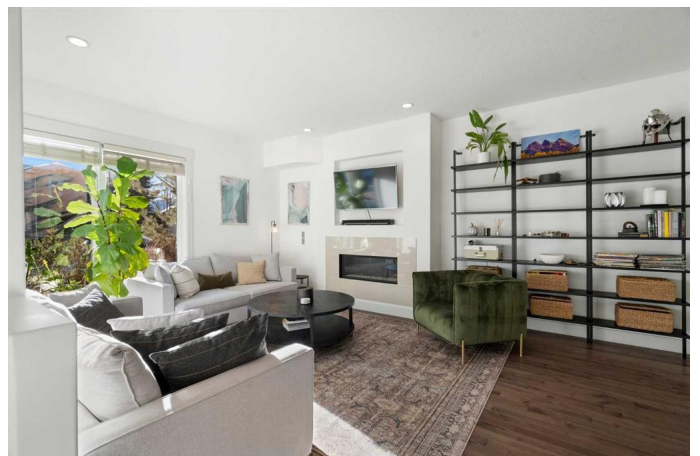
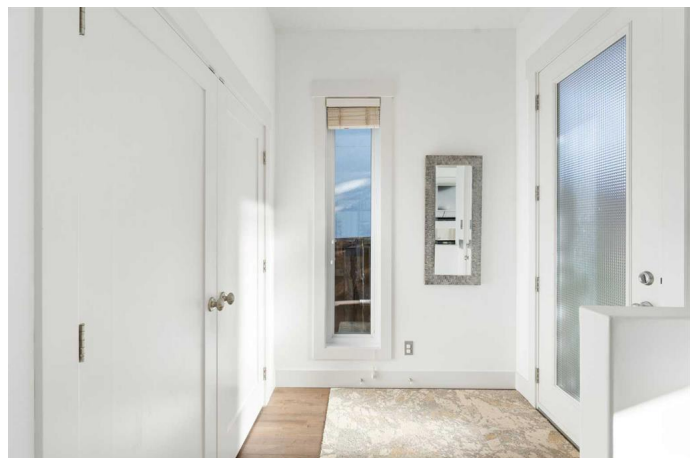
MLS® #A2199306

**\$1,089,900**

4 Bedroom, 4.00 Bathroom, 1,974 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

A immaculate walkout two-storey home with awesome mountain views, located on a quiet crescent and within walking distance to Marda Loop. With approximately 100,000 + worth of recent upgrades, this home offers 2900 sq ft of living space on three levels with 10' ceilings on the main floor. A generous foyer with full closet leads you to a warm and welcoming living room with maple hardwood floors, beautiful windows providing an abundance of natural light, and a gas fireplace. The kitchen is amazing! Large island, gas cooktop, counter to ceiling backsplash and tons of storage. The west facing dining room offers great views and a deck for easy access to the grill. Convenient stairs at the rear of the home lead to the backyard and double garage. A convenient mudroom at the back of the home offers built in storage to keep you organized. The second level features a generous primary bedroom with mountain views and a second fireplace. The 5pc ensuite has double sinks, a large walk-in tile and glass shower, makeup desk and heated floors. There are two additional well-sized bedrooms upstairs as well along with laundry and a 4-piece family bath. The walkout with large sliding doors creates a light filled lower level with large recreation area, and 4th bedroom and full bath. The sun-filled back yard, and two car garage complete this fantastic property. Great proximity to Crowchild Trail and downtown along with great walkability to schools, parks and amenities you



can't beat this location or everything this property has to offer!

Built in 2009

### Essential Information

MLS® #	A2199306
Price	\$1,089,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,974
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2599 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	Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Oven, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	25
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.