



3306 21 Street Calgary Alberta

\$979,900

****OPEN HOUSE FEB 22, 2-4PM**** Welcome to modern urban living in the heart of Marda Loop, Calgary's most coveted locale. Nestled close to premier shopping, top-rated schools, and excellent transit, this semi-detached home offers the ultimate fusion of convenience and lifestyle. The clock is ticking on this exceptional opportunity to own a property that ticks all the boxes before spring arrives. This recently updated gem boasts a newly completed walk-out basement with roughed-in in floor heating, third bedroom, a bright family room with a wall of windows, new bathroom with custom tile shower, and ample additional storage rooms. The back garden is the perfect size, with mature trees, year round planting beds for sun and shade, solid wood privacy fence and direct access to the double detached garage. This home is ideal for entertaining, raising a family, starting out, or coming back to the inner city life of metro Calgary. Playgrounds, schools, pathways, golf, Glenmore Park, dog parks, outdoor pools, and the public library are just a few of both the new and nostalgic offerings of Marda Loop, plus Blush Lane, Safeway and Shoppers for your staples and all the best boutique shops and current restaurants and cafes within a moments walk. Featuring a total of three bedrooms, four bathrooms, and built-ins throughout, this home exemplifies sophistication and functionality. The main floor is a decadent open concept, reminiscent of loft living and lends itself equally well to both a casual family living vibe as well as the perfect entertaining space. A SS appliance package with new fridge (2023) and granite counters make for a chic main floor anchor. The second-floor large workspace offers versatility for remote work or creative endeavors, ensuring comfort and productivity. As soon as you step inside you find stunning hardwood floors, serene color schemes, and a large new deck ac...

Bedroom 16.08 Ft x 12.83 Ft

3pc Bathroom 8.08 Ft x 4.92 Ft

Recreational, Games room 19.25 Ft x 13.00 Ft

Storage 8.25 Ft x 3.75 Ft

Furnace 9.33 Ft x 7.00 Ft

Living room 20.00 Ft x 15.83 Ft

Family room 19.92 Ft x 11.92 Ft

Primary Bedroom 20.00 Ft x 11.50 Ft

5pc Bathroom 10.42 Ft x 8.42 Ft

Bedroom 12.00 Ft x 11.50 Ft

4pc Bathroom 8.42 Ft x 5.33 Ft

Loft 15.75 Ft x 10.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Kitchen 14.00 Ft x 7.75 Ft
Dining room 12.17 Ft x 10.00 Ft
2pc Bathroom 5.58 Ft x 5.50 Ft