



## 2614 21 Street Calgary Alberta

\$1,345,000

Welcome to this gorgeous 3-storey home located in the heart of Richmond! Spanning almost 3,500 sq ft of thoughtfully designed livable space with unparalleled luxury upgrades and finishes, this ORIGINAL OWNER home has been immaculately maintained and lovingly cared for! Step inside and you'll appreciate the 9' ceilings on ALL LEVELS and large windows bringing in an abundance of natural light. Hardwood flooring throughout ensures easy maintenance while retaining a sleek and modern look. The main level features a welcoming dining room with a gas fireplace, a living room and a stylish yet functional kitchen featuring UPGRADED Kitchenaid appliances, cesar stone and quartz countertops, walnut wood cabinets with under-cabinet LED lighting, a custom built wine wall, floating shelves and a movable custom made kitchen counter table. A sliding rear patio door invites you into the backyard. Fully finished in concrete requiring no maintenance, with exterior outdoor speakers, gas line hookups for a BBQ and a fire table and with a sunny SOUTH exposure, the backyard is a great place to spend your evenings! A DOUBLE DETACHED garage with a slat wall and ceiling storage racks ensures all your parking needs are taken care of. The floating staircase with solid oak treads leads you to the 2nd level where you will find 2 spacious bedrooms, a 5-pc bathroom and a laundry room (both with heated floors!) and a mezzanine office. The 3rd storey loft features your primary bedroom with a massive walk-in closet with custom shoe racks and additional handbag cupboards and another 5-pc bathroom with heated floors, a standalone tub and a massive floor-to-ceiling tiled shower with LED lighting. On this level, you also have access to your private ROOFTOP patio with a gas line and a NEWLY installed (2024) Duradek roof. The fully finished basement, also featuring 9' ceilings, has a cozy living room with ...

Living room 16.08 Ft x 14.83 Ft

Laundry room 7.08 Ft x 3.75 Ft

Storage 14.83 Ft x 3.00 Ft

Bedroom 14.42 Ft x 12.42 Ft

3pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft

Den 16.00 Ft x 6.92 Ft

Laundry room 8.33 Ft x 5.92 Ft

Primary Bedroom 17.17 Ft x 11.92 Ft

Bedroom 13.50 Ft x 12.67 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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|-------------|---------------------|--------------|---------------------|
| Kitchen     | 23.08 Ft x 12.17 Ft | Bedroom      | 13.75 Ft x 12.92 Ft |
| Dining room | 14.50 Ft x 10.42 Ft | Other        | 19.08 Ft x 6.92 Ft  |
| Living room | 13.92 Ft x 11.92 Ft | 5pc Bathroom | .00 Ft x .00 Ft     |
| Other       | 13.42 Ft x 3.58 Ft  | 5pc Bathroom | .00 Ft x .00 Ft     |