



## 3306 21 Street Calgary Alberta

\$849,900

OPEN HOUSE SUNDAY JUNE 15 from 11-1PM \*\* This is not your average inner-city listing, with beautiful finishings and quality craftsmanship this Marda Loop home is a gem. Welcome to a property that quietly outranks the noisy competition. A walk-out in Marda Loop, built in the early 2000s--when trades still showed up, materials still mattered, and builders didn't cut corners behind drywall. Real wood, not particle board. Actual craftsmanship, not just gloss and builder's standard. While today's builds often lean flashy and hollow, this one offers something far more valuable: structural integrity, thoughtful layout, and long-term value. It's been upgraded without erasing its soul. Natural light moves through the home in all the right places. The kitchen and living areas are designed for actual living--not just photos. Bedrooms are generous, private, and positioned with purpose. The walk-out basement? It's finished, permitted, and rentable. Even income-generating without sacrificing privacy. Step outside to a beautifully reimagined deck--spacious, sturdy, and built for late summer nights or quiet morning coffee. The private, fully fenced yard offers room to garden, play, or simply disappear from the world for a while. Tucked at the back, a large detached double garage adds convenience, security, and space exactly where you need it. Living inner city Calgary is all about vibrancy, lifestyle, being seen and enjoying life. If you want amenities, you better believe Marda Loop delivers. Commercial construction in the area is well underway and the end is in sight. Here is a snapshot of what is in close proximity: Parks & Outdoor Spaces: River Park: A scenic off-leash area along the Elbow River, perfect for dog walks and picnics. Sandy Beach Park: Offers river access, picnic spots, and walking trails. South Calgary Park: Features tennis courts, a pool, and a community center.?? ...

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

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Kitchen 14.00 Ft x 7.75 Ft

2pc Bathroom 5.58 Ft x 5.50 Ft

Dining room 12.17 Ft x 10.00 Ft