



3306 21 Street Calgary Alberta

\$815,000

Located in the heart of sought-after Richmond, this 2+1 bedroom home offers nearly 2700 sq ft of developed living space, including a FULLY DEVELOPED WALK-OUT BASEMENT. The main level presents hardwood floors & high ceilings, showcasing a front formal dining area that flows into the kitchen that's tastefully finished with granite counter tops, island/eating bar, an abundance of storage space, casual eating area & stainless steel appliances. The living room is open to the kitchen & is anchored by a wall of beautifully crafted built-ins & cozy feature fireplace, creating a perfect space for family time or entertaining. A 2 piece powder completes the main level. The second level hosts an open office area with built-in desk & storage providing a quiet home office area. There are also 2 bedrooms, a 4 piece bath & laundry on the second level. The primary bedroom boasts a wall of built-in storage space, walk-in closet & private 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. A fully developed walk-out basement with access to a covered patio, features a large family room, third bedroom, 3 piece bath & plenty of storage space. Other notable features include central air conditioning, a large back deck, covered patio & double detached garage. The location is incredibly convenient, walking distance to vibrant Marda Loop, shopping, excellent schools, public transit & easy access to 33rd Avenue & Crowchild Trail. Immediate possession is available! (id:6769)

Family room 19.25 Ft x 13.00 Ft

Bedroom 16.00 Ft x 9.50 Ft

3pc Bathroom Measurements not available

Kitchen 12.08 Ft x 8.67 Ft

Dining room 14.08 Ft x 9.92 Ft

Breakfast 11.42 Ft x 8.17 Ft

Living room 20.00 Ft x 13.67 Ft

Foyer 8.33 Ft x 8.17 Ft

Other 7.75 Ft x 5.83 Ft

2pc Bathroom Measurements not available

Office 13.75 Ft x 8.08 Ft

Laundry room 5.25 Ft x 3.25 Ft

Primary Bedroom 19.92 Ft x 11.42 Ft

Bedroom 12.00 Ft x 11.50 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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