



## 2614 21 Street Calgary Alberta

\$1,465,000

\*\*\*OPEN HOUSE, SUNDAY FEBRUARY 1, 9:00am-12:00PM\*\*\* Situated on a quiet, tree-lined street in inner-city Richmond, this exceptional three-storey home offers nearly 3,500 sq ft of fully developed living space--an increasingly rare opportunity within walking distance of Marda Loop and 17th Avenue. Thoughtfully designed for long-term livability, the home blends premium finishes, functional design, and a scale that is difficult to replicate in today's inner-city market. Nine-foot ceilings on every level, expansive windows, and hardwood flooring throughout create a bright, open feel. The main floor is ideal for both entertaining and everyday living, featuring a defined dining area with gas fireplace, spacious living room, and a chef-inspired kitchen with upgraded KitchenAid appliances, Caesarstone and quartz countertops, walnut cabinetry with under-cabinet LED lighting, floating shelving, custom wine display, and a versatile movable custom island table. Sliding doors open to a south-facing, maintenance-free backyard finished in concrete and equipped with exterior speakers and gas hookups for a BBQ and fire table--offering effortless outdoor living without ongoing upkeep. A double detached garage with slat walls and overhead storage adds valuable inner-city convenience. The second level includes two generous bedrooms, a 5-piece bathroom, full laundry room--both with heated floors--and a mezzanine-style office, providing flexible work-from-home space without compromising bedroom count. The third floor is dedicated to the primary retreat, featuring a spacious bedroom, custom walk-in closet with integrated storage, and a spa-inspired 5-piece ensuite with heated floors, freestanding tub, and a floor-to-ceiling tiled shower with integrated LED lighting. A private west facing rooftop patio with gas line and newly installed Duradek membrane (2024) completes the level, adding both ...

Bonus Room 16.00 Ft x 7.42 Ft  
 Bedroom 12.67 Ft x 13.50 Ft  
 Laundry room 5.92 Ft x 8.33 Ft  
 5pc Bathroom 10.00 Ft x 8.83 Ft  
 Bedroom 13.75 Ft x 12.00 Ft  
 Other 5.50 Ft x 12.67 Ft

3pc Bathroom 10.42 Ft x 7.25 Ft  
 Laundry room 3.75 Ft x 7.08 Ft  
 Furnace 7.67 Ft x 11.50 Ft  
 Media 16.92 Ft x 16.08 Ft  
 Other 2.17 Ft x 7.58 Ft  
 Other 5.00 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:  
 eXp Realty

**RE/MAX Realty Professionals**

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Other 13.67 Ft x 6.92 Ft

6pc Bathroom 19.00 Ft x 10.67 Ft

Primary Bedroom 12.00 Ft x 17.08 Ft

Bedroom 12.42 Ft x 14.42 Ft

Dining room 10.42 Ft x 14.50 Ft

2pc Bathroom 5.92 Ft x 5.25 Ft

Kitchen 12.25 Ft x 25.08 Ft