

# \$925,000 - 3306 21 Street Sw, Calgary

MLS® #A2195794

**\$925,000**

3 Bedroom, 4.00 Bathroom, 1,857 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 19**

**2:00PM - 4:00PM \*\*** WelcomeÂ to modern

urban living in the heart of Marda Loop, Calgary's most coveted locale. Nestled close

to premier shopping, top-rated schools, and excellentÂ 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.Â 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 theÂ 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.Â Playgrounds, schools, pathways, golf, Glenmore Park, dog parks, outdoor pools, and the public library are just a few of both the

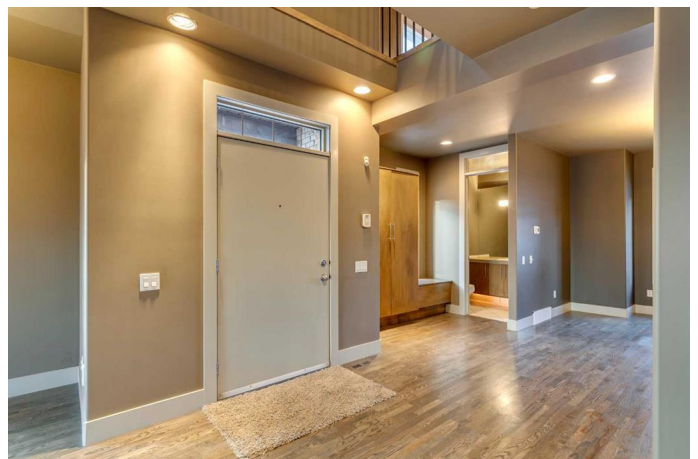
new and nostalgicÂ offerings of Marda Loop, plus Blush Lane, Safeway and Shoppers for your staples and all the best boutique shops and current restaurants and cafesÂ within a moments walk. Featuring a total of three

bedrooms, four bathrooms, and built-ins

throughout, this home exemplifies

sophistication andÂ 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 accessible from the family room, offering scenic south views and perfectly hidden away behind the privacy from mature trees, perfect for soaking up the sun. With excellent proximity to downtown and easy access to the majestic mountains, this residence exemplifies the best of both inner city living and convenience. The double detached garage is an inner city dwellers dream offering secure parking out of the elements. Embrace the chance to call this urban haven yours before the spring rush. Don't miss out on this rare opportunity to own a piece of Marda Loop's sought-after lifestyle. Reach out today and make this exceptional property your own oasis in the heart of Calgary's vibrant community.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2195794    |
| Price          | \$925,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,857       |
| Acres          | 0.07        |
| Year Built     | 2003        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3306 21 Street Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 6R1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting |
| Appliances        | Dishwasher, Oven, Refrigerator, Washer/Dryer                                                         |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Family Room, Gas, Brick Facing, Mantle                                                               |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                             |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Private Yard, Garden       |
| Lot Description   | Back Lane, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Stucco                              |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 57                  |

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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