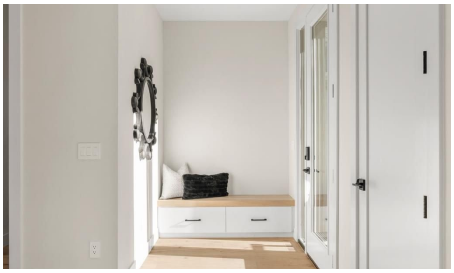
2022 21 Avenue SW

Calgary | Active | MLS® A2357932

$1,199,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2026**	**2,030.2 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Downtown Calgary and Nose Hill Park views, a walkout basement and an attached double garage set this contemporary Richmond home apart. Situated on a quiet street, it offers over 2,030 sq. ft. above grade, three bedrooms, 3.5 bathrooms and nine foot ceilings throughout. Expansive windows bring natural light into the home, complementing the warm wood finishes and clean architectural details. The main floor opens with a built-in entry bench and a bright front flex space suited to dining. a sitting area or could be converted in to an office. An adjoining bar features glass cabinetry, a beverage fridge, an oak display shelf and a Taj Mahal backsplash. At the centre of the home, the kitchen pairs white oak and painted cabinetry with Taj Mahal quartz countertops, a matching backsplash and a generous island with seating. A full JennAir appliance package completes the space. Engineered hardwood connects the kitchen to the rear living room, where a gas fireplace with a quartz surround, fan and remote is flanked by built-in cabinetry and illuminated floating shelves. Large sliding doors open to the elevated deck, extending the living space outdoors. A powder room completes this level. A white oak handrail with black spindles leads upstairs, where a skylight brightens the landing. The primary bedroom features a tray ceiling, detailed feature wall and a walk-in closet with custom cabinetry, drawers and shelving. Its five-piece ensuite includes a freestanding tub, double vanity and a custom glass shower with a bench, rain head and body sprays. Heated ensuite floors with Wi-Fi controls add everyday comfort. Two additional bedrooms, a full bathroom and a dedicated laundry room complete the upper floor, with views toward downtown and Nose Hill Park. The finished walkout basement offers a recreation room, wet bar and full bathroom, with durable vinyl flooring and direct access to the covered patio and fenced backyard. Basement in-floor heating is roughed in for future installation, while the attached double garage includes an EV charger rough-in. Additional upgrades include custom closet cabinetry and low-voltage lighting in the kitchen and vanity areas. Richmond/Knob Hill brings together established residential streets and convenient access to the shops, cafés and restaurants of Marda Loop and 17th Avenue. Neighbourhood playgrounds, off-leash areas, walking and cycling routes, and community recreation offer plenty of ways to enjoy the area beyond your own backyard. Call today to book your tour!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357932
Bedrooms	3
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,030.2 sq. ft.
Main Level Finished Area:	998.92 sq. ft.
Upper Level Finished Area:	1,031.28 sq. ft.
Below Grade Finished Area:	538.21 sq. ft.
Lot Area:	5,995 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	8997GC
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stone, Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Den · 13'7" × 9'1" ·
Main Floor	Kitchen · 20'9" × 15'7" ·
Main Floor	Living Room · 20'1" × 18'1" ·
2nd Floor	Bedroom · 15'5" × 9'11" ·

2nd Floor	Bedroom · 15'3" × 9'11" ·
2nd Floor	Laundry · 9'1" × 5'9" ·
2nd Floor	Bedroom - Primary · 18'10" × 12'9" ·
2nd Floor	Walk-In Closet · 9'1" × 6'1" ·
Basement	Game Room · 18'11" × 12'7" ·
Basement	Furnace/Utility Room · 7'8" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2022-21-avenue-sw-calgary-a2357932/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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