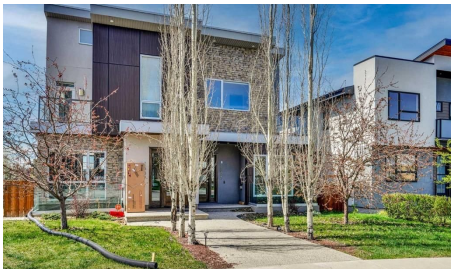
2505 21 Street SW

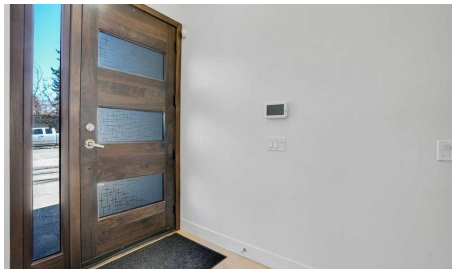
Calgary | Active | MLS® A2348508

$899,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2013**	**2,270 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Creekside Realty

A closer look

An extraordinary urban luxury residence that redefines modern living in Calgary. Far from the ordinary cookie-cutter design, this architecturally distinctive home offers a truly original interpretation of open-concept luxury with breathtaking panoramic mountain and city views. Thoughtfully designed to deliver the spaciousness of a 3 storey home while minimizing excessive stairs, this residence seamlessly blends functionality, style, and innovation.

Crafted well beyond standard building code requirements and finished with an impressive collection of premium upgrades, custom built-ins, and designer features throughout, the home immediately captivates with soaring 14-foot and 10-foot ceilings, expansive windows, and stunning wide-plank white oak hardwood flooring. A dramatic sunken living room creates a striking focal point, complemented by bold steel beam open-riser staircases framed with sleek 10mm glass panels for a modern architectural statement.

Designed with entertaining in mind, the gourmet chef’s kitchen is a showpiece featuring high-end stainless steel appliances, a quartz waterfall island with matching perimeter countertops, high-gloss cabinetry, and a built-in coffee system. The layout flows effortlessly into multiple indoor and outdoor gathering spaces, including a large west-facing rear deck off the kitchen-perfect for enjoying sunny afternoons and evening sunsets.

The upper level is dedicated to an impressive private primary retreat highlighted by a vaulted ceiling and oversized skylight that fills the space with natural light. A versatile adjacent den or home office offers additional flexibility for modern living. The luxurious walk-in closet comes complete with extensive custom built-ins, while the spa-inspired five-piece ensuite delivers ultimate comfort with dual vanities, heated floors, a deep soaker tub, and a fully tiled glass shower enclosed in 10mm glass.

A uniquely designed split-level wing off the main floor accommodates three additional bedrooms and two full bathrooms, including a private ensuite, creating the ideal setup for family living or guest accommodations.

The fully developed lower level is equally impressive, featuring a massive media and entertainment room with a full-length custom built-in wall unit and an exceptional wet bar complete with wine and beverage coolers. Additional premium upgrades include heated bathroom floors, dual central air conditioning units, upgraded party wall construction for enhanced soundproofing, flat-painted ceilings throughout, and an impressive 18-foot concrete foundation wall.

Completing the property is an oversized double detached garage and multiple outdoor living areas that capture both mountain and city views. This is the complete urban lifestyle package for buyers seeking a truly unique, architecturally inspired home with luxury finishes, exceptional design, and unmatched character.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348508
Bedrooms	4
Bathrooms	4
Year Built	2013

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:	2,270 sq. ft.
Main Level Finished Area:	826 sq. ft.
Lot Area:	2,787 sq. ft.
Lot Frontage:	25'2"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2013 (Age: 13)
Bedrooms:	4 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1313147
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Primary Bedroom
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Main Floor	Dining Room · 15'11" × 13'11" ·
Main Floor	Kitchen · 19'8" × 14'5" ·
Main Floor	Living Room · 14'8" × 13'1" ·

Upper Level	Bedroom - Primary · 17' × 15'9" ·
Lower Level	Bedroom · 11'5" × 9'4" ·
Lower Level	Bedroom · 11'8" × 11'2" ·
Lower Level	Bedroom · 11'5" × 11'2" ·
Lower Level	Laundry · 5'1" × 3' ·
Basement	Game Room · 25'3" × 19'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2505-21-street-sw-calgary-a2348508/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.