2516 21 Avenue SW

Calgary | Active | MLS® A2344258

$1,195,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2024**	**1,879.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Stunning New Build in Richmond - Modern Semi-Detached with a rare Oversized attached Tandem Garage!
Welcome to your dream home in the heart of Richmond! This brand-new 2-story semi-detached home offers over 2,100 sq. ft. of bright, open-concept living space designed for modern comfort and everyday convenience. Built by Rockford, an established Builder with over 30 years of experience building homes in Alberta.
Property Highlights
• South-facing front yard - enjoy natural light throughout the day
• Oversized tandem drive-under garage with plenty of room for vehicles, storage, or a workshop
• Spacious open-concept main floor ideal for entertaining and family living
• Modern kitchen featuring sleek cabinetry, quartz counters a gas range, stainless steel appliances, and a large island for seating
• Inviting living room with a contemporary fireplace for cozy evenings
• Convenient main floor half bathroom for guests
• Rear deck overlooking the professionally landscaped backyard - perfect for summer BBQs or morning coffee
Second Floor
• 3 spacious bedrooms and 2 full bathrooms
• Large primary suite featuring a walk-in closet and a spacious ensuite with double vanity, quartz counters, walk-in shower, and designer finishes
• Generous secondary bedrooms providing flexibility for family, guests, or office space
• Convenient upper-floor laundry room complete with counter and shelving
Additional Features
• Air conditioning for year-round comfort
• Over 2,100 sq. ft. of functional, modern living space
• Quality craftsmanship and attention to detail throughout
• Located in the desirable Richmond community - close to parks, schools, shopping, and just minutes from downtown Calgary
This beautifully designed new build perfectly combines style, comfort, and convenience - an exceptional opportunity to own in one of Calgary’s most sought-after neighborhoods.
Don’t miss your chance to make this exceptional home yours!
Please note Realtor has an interest in property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344258
Bedrooms	3
Bathrooms	3

Year Built	2024
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:	1,879.6 sq. ft.
Main Level Finished Area:	922.59 sq. ft.
Upper Level Finished Area:	957.01 sq. ft.
Below Grade Finished Area:	295.16 sq. ft.
Lot Area:	3,315 sq. ft.
Lot Frontage:	37'4½"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	1610007
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Tandem
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Living Room · 14'2" × 13' ·
Main Floor	Kitchen · 17'11" × 13'6" ·
Main Floor	Dining Room · 14' × 11'10" ·
Main Floor	Mud Room · 7'1" × 5'11" ·
2nd Floor	Bedroom - Primary · 14'2" × 12'7" ·
2nd Floor	Walk-In Closet · 7'4" × 5'9" ·
2nd Floor	Bedroom · 11'7" × 9'10" ·
2nd Floor	Bedroom · 10'4" × 10'1" ·
2nd Floor	Laundry · 6' × 3'1" ·
Lower Level	Foyer · 8'9" × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks
Interior Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2516-21-avenue-sw-calgary-a2344258/

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