

# \$729,900 - 2311 21 Avenue Sw, Calgary

MLS® #A2231085

**\$729,900**

3 Bedroom, 2.00 Bathroom, 1,249 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

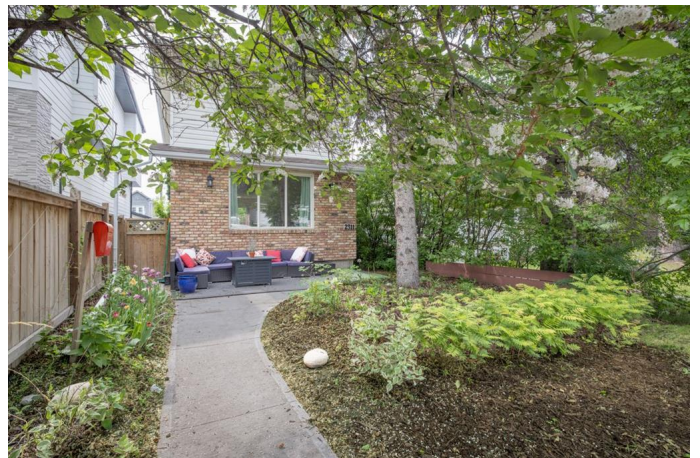
Tucked on a treed lot, on a quiet street in dynamic & lively Richmond, this cheerful home will welcome you with arms wide open. Both the indoor and outdoor living spaces invite relaxation and convivial gatherings with friends & family. Cozy front patio is a perfect conversation or reading space. The sunny south facing backyard deck is ideal for backyard bbq's. Wonderfully private yard. Plenty of natural light flows through this home. High ceilings and ceiling fan work in concert to keep air circulating and comfortable even in the height of summer. Three bedrooms and 1.5 baths. The double detached garage is a full 20' X 22' and features 10 foot ceilings plus convenient French doors to make moving items a breeze. Partly finished basement includes a big rec or family room and a utility/laundry area. Incomparable location near green spaces, & with easy access to Marda Loop's shops and services, energetic 17th AVE, numerous dining and boutique areas...soak up the energy of this iconic locale! Quick & easy commute to city center and to a variety of commuter roads. Simply a beautiful home in an engaging, sought-after neighborhood.

Built in 1979

## Essential Information

MLS® # A2231085

Price \$729,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,249       |
| Acres          | 0.06        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2311 21 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T0P4            |

### Amenities

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

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                               |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full, Partially Finished                                     |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 50              |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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