

\$815,000 - 3306 21 Street Sw, Calgary

MLS® #A2251405

\$815,000

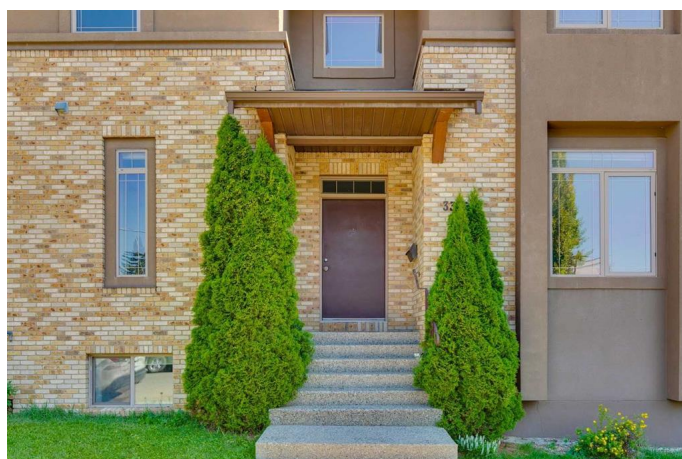
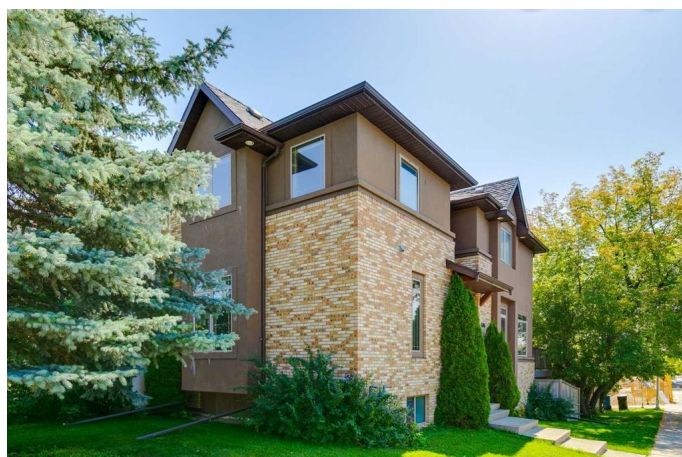
3 Bedroom, 4.00 Bathroom, 1,843 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Located in the heart of sought-after Richmond, this 2+1 bedroom home offers nearly 2700 sq ft of developed living space, including a **FULLY DEVELOPED WALK-OUT**

BASEMENT. The main level presents hardwood floors & high ceilings, showcasing a front formal dining area that flows into the kitchen that's tastefully finished with granite counter tops, island/eating bar, an abundance of storage space, casual eating area & stainless steel appliances. The living room is open to the kitchen & is anchored by a wall of beautifully crafted built-ins & cozy feature fireplace, creating a perfect space for family time or entertaining. A 2 piece powder completes the main level. The second level hosts an open office area with built-in desk & storage providing a quiet home office area. There are also 2 bedrooms, a 4 piece bath & laundry on the second level. The primary bedroom boasts a wall of built-in storage space, walk-in closet & private 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. A fully developed walk-out basement with access to a covered patio, features a large family room, second bedroom, 3 piece bath & plenty of storage space. Other notable features include central air conditioning, a large back deck, covered patio & double detached garage. The location is incredibly convenient, walking distance to vibrant Marda Loop, shopping, excellent schools, public transit & easy access to 33rd Avenue & Crowchild Trail. Immediate possession is



available!

Built in 2003

Essential Information

MLS® #	A2251405
Price	\$815,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,843
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	T2T6R1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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