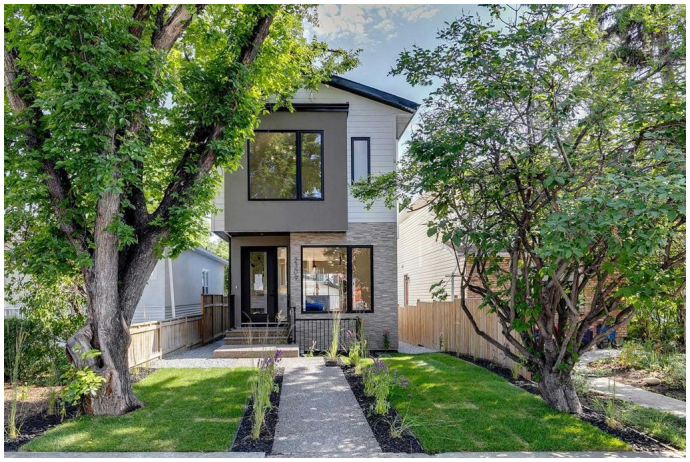
$1,250,000 - 2309 21 Avenue Sw, Calgary

MLS® #A2257702

$1,250,000
4 Bedroom, 4.00 Bathroom, 1,747 sqft
Residential on 0.06 Acres

Richmond, Calgary, Alberta



Mazon Design presents the â€œRichmondâ€•, another gorgeous, custom-built home on a choice, south exposure lot in the heart of popular Richmond/Knobhill. Mazon Design offers one-of-a-kind, hands-on attention to detail with over 2,300 sqft of luxury living space and 3 levels of quality upgrades & finishings. The open main floor is beautifully designed with 10â€™ ceilings and 8' interior doors, highlighted with a full size dining room and a dream kitchen featuring a 10â€™ island with seating for 6, floor-to-ceiling custom cabinets, Quartz countertops, gas range and top-of-the-line plumbing and lighting! The adjoining great room has a feature wall with media cabinets and a gas fireplace finished in porcelain tile. The wall of glass opens to an oversized, south exposure deck, plumbed for a gas BBQ. Conveniently located Â½ bath and private mudroom with direct access to the yard and garage complete the main floor. The glass railings and in-step lighting make the stairway to the 2nd level a visual highlight! Upstairs features 9â€™ ceilings, fully equipped laundry, 3 piece bath, 2 spacious bedrooms (both with walk-in closets) and a gorgeous primary suite with multi-vaulted ceiling and spa-inspired ensuite which has to be seen to be appreciated! The lower level has the same level of quality finishings: 9â€™ ceilings, in-floor heating, 3 piece bath and spacious bedroom for guests or an office or home gym. The family room with the additional cabinets, sink and beverage fridge, is a great space for

a home theater and play area for the kids. Easy lane access to the double detached garage which is drywalled, insulated and fully wired for an EV. Some notable upgrades: floorings glued and screwed (not nailed), 70 gal hot water tank, water softener, all cantilevers sprayed with R-40 insulation, basement walls waterproofed with â€œwater dog asphalt coatingâ€•, foundation wrap membrane, additional rebar in basement slab to provide durability and a sump pump for peace of mind, an additional water line run to the back deck for a future hot tub plus fully landscaped front and back yards. Mazon Design carefully built and designed the home between 2 beautiful 70 year trees that provide both shade and gorgeous curb appeal. Amazing location around the corner from a park, walk to the shops and restaurants on 17th Ave and only minutes to downtown. Pick your possession date and move right in! Unbeatable Value!! New Home Warranty and Builderâ€™s One Year, Door-to-Door Warranty. Price includes GST. Unbeatable value! Property is being sold at list price which is below replacement cost!

Built in 2023

Essential Information

MLS® #	A2257702
Price	$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,747
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	2309 21 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0P4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Insulated, Private Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.

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