

# **\$1,049,000 - 2599 21 Street Sw, Calgary**

MLS® #A2199306

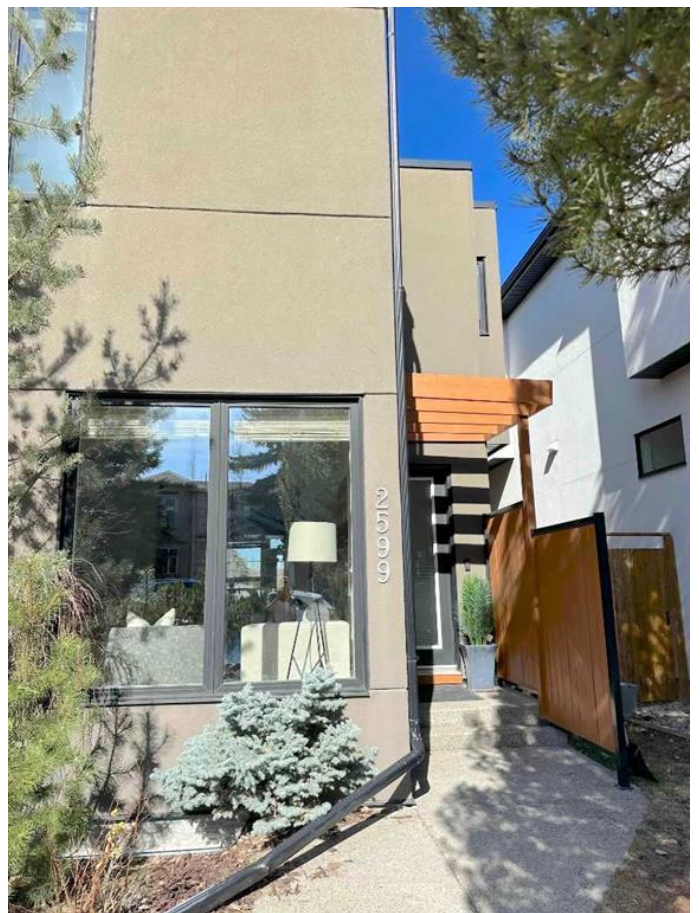
**\$1,049,000**

4 Bedroom, 4.00 Bathroom, 1,974 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

An immaculate walkout two-storey home with awesome mountain views, located on a quiet crescent and within walking distance to Marda Loop. With approximately 100,000 + worth of recent upgrades, this home offers 2900 sq ft of living space on three levels with 10'™ ceilings on the main floor. A generous foyer with full closet leads you to a warm and welcoming living room with maple hardwood floors, beautiful windows providing an abundance of natural light, and a gas fireplace. The kitchen is amazing! Large island, gas cooktop, counter to ceiling backsplash and tons of storage. The west facing dining room offers great views and a deck for easy access to the grill. Convenient stairs at the rear of the home lead to the backyard and double garage. A convenient mudroom at the back of the home offers built in storage to keep you organized. The second level features a generous primary bedroom with mountain views and a second fireplace. The 5pc ensuite has double sinks, a large walk-in tile and glass shower, makeup desk and heated floors. There are two additional well-sized bedrooms upstairs as well along with laundry and a 4-piece family bath. The walkout with large sliding doors creates a light filled lower level with large recreation area, and 4th bedroom and full bath. The sun-filled back yard, and two car garage complete this fantastic property. Great proximity to Crowchild Trail and downtown along with great walkability to schools, parks and amenities you



can't beat this location or everything this property has to offer!

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2199306               |
| Price          | \$1,049,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,974                  |
| Acres          | 0.07                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2599 21 Street Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 5A9           |

### Amenities

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

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Oven |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | Central Air                                                                                                                    |

|                 |                                  |
|-----------------|----------------------------------|
| Fireplace       | Yes                              |
| # of Fireplaces | 2                                |
| Fireplaces      | Gas, Living Room, Master Bedroom |
| Has Basement    | Yes                              |
| Basement        | Finished, Full, Walk-Out         |



### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Yard, Low Maintenance |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco                     |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 56              |
| Zoning         | R-CG            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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