

# \$925,000 - 3306 21 Street Sw, Calgary

MLS® #A2195794

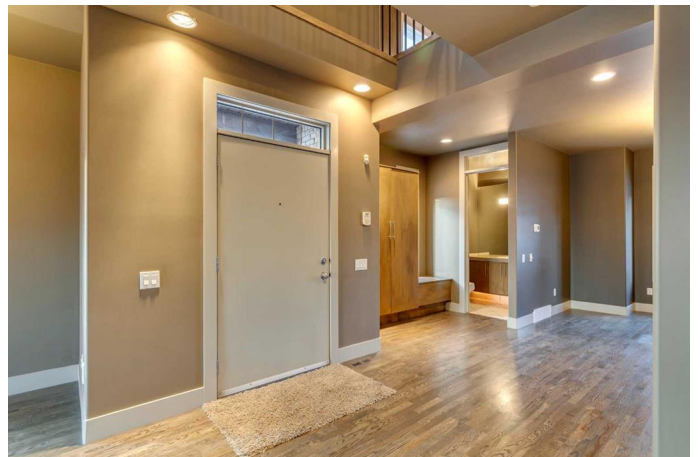
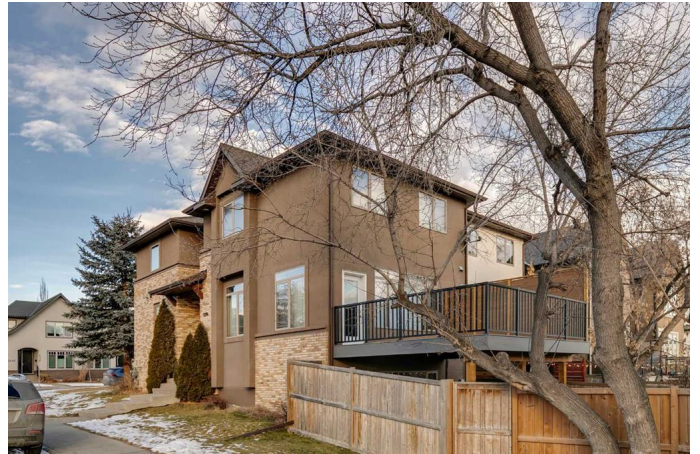
**\$925,000**

3 Bedroom, 4.00 Bathroom, 1,857 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Welcome to modern urban living in the heart of Marda Loop, Calgary's most coveted locale. Nestled close to premier shopping, top-rated schools, and excellent transit, this semi-detached home offers the ultimate fusion of convenience and lifestyle. The clock is ticking on this exceptional opportunity to own a property that ticks all the boxes before spring arrives. This recently updated gem boasts a newly completed walk-out basement with roughed-in in floor heating, third bedroom, a bright family room with a wall of windows, new bathroom with custom tile shower, and ample additional storage rooms. The back garden is the perfect size, with mature trees, year round planting beds for sun and shade, solid wood privacy fence and direct access to the double detached garage. This home is ideal for entertaining, raising a family, starting out, or coming back to the inner city life of metro Calgary. Playgrounds, schools, pathways, golf, Glenmore Park, dog parks, outdoor pools, and the public library are just a few of both the new and nostalgic offerings of Marda Loop, plus Blush Lane, Safeway and Shoppers for your staples and all the best boutique shops and current restaurants and cafes within a moments walk. Featuring a total of three bedrooms, four bathrooms, and built-ins throughout, this home exemplifies sophistication and functionality. The main floor is a decadent open concept, reminiscent of loft living and lends itself equally well to both a casual family living vibe as well as the



perfect entertaining space. A SS appliance package with new fridge (2023) and granite counters make for a chic main floor anchor. The second-floor large workspace offers versatility for remote work or creative endeavors, ensuring comfort and productivity. As soon as you step inside you find stunning hardwood floors, serene color schemes, and a large new deck accessible from the family room, offering scenic south views and perfectly hidden away behind the privacy from mature trees, perfect for soaking up the sun. With excellent proximity to downtown and easy access to the majestic mountains, this residence exemplifies the best of both inner city living and convenience. The double detached garage is an inner city dwellers dream offering secure parking out of the elements. Embrace the chance to call this urban haven yours before the spring rush. Don't miss out on this rare opportunity to own a piece of Marda Loop's sought-after lifestyle. Reach out today and make this exceptional property your own oasis in the heart of Calgary's vibrant community.

Built in 2003

Essential Information

MLS® #	A2195794
Price	\$925,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,857
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	T2T 6R1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Recessed Lighting, Double Vanity
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Family Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	February 20th, 2025
Days on Market	71
Zoning	R-CG

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.