

# \$880,000 - 2014 21 Avenue Sw, Calgary

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MLS® #A2259445

**\$880,000**

3 Bedroom, 3.00 Bathroom, 2,369 sqft

Residential on 0.07 Acres

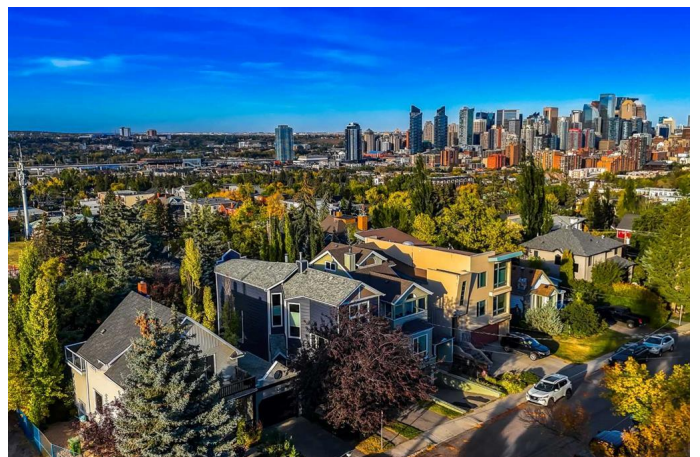
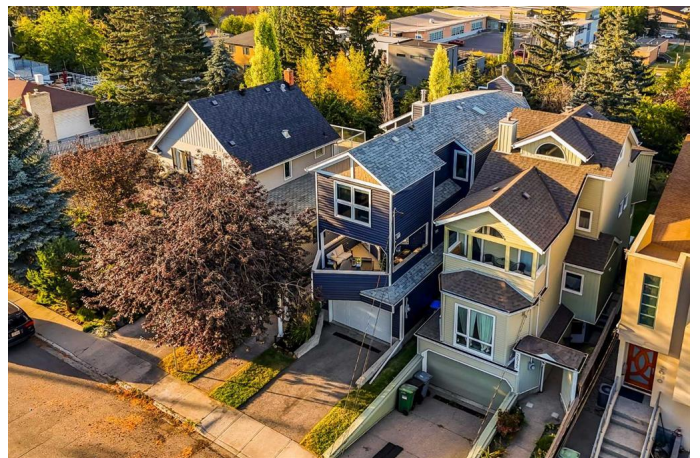
Richmond, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY SEPTEMBER  
28th 2:30 - 4:30\*\*\* A Rare Gem at the Edge of  
Richmond â€“ City Views, Character &  
Comfort!

Tucked away on a quiet Avenue at the top of  
21st Avenue SW, this truly unique home offers  
over 2,800 sq.ft. of beautifully finished living  
space in one of Calgaryâ€™s most  
sought-after inner-city communities. Perched  
in an elevated position with panoramic city  
skyline views, this charming 3+1 bedroom  
residence is surrounded by greenspace and  
just steps from tennis courts, pickleball, soccer  
fields, baseball diamonds, and an off-leash  
dog park.

From the moment you arrive, youâ€™ll notice  
the character and craftsmanship throughout.  
The welcoming main level boasts stunning  
hardwood floors, soaring ceilings, and tall  
windows that fill every room with natural light.  
A brand-new central A/C system ensures  
year-round comfort.

The spacious living room features a  
wood-burning fireplace with gas starter,  
creating the perfect cozy focal point while  
offering views out to your lush backyard and  
the twinkling city lights beyond. Just a few  
steps up is the elegant dining area, highlighted  
by a chic chandelierâ€”ideal for entertaining or  
quiet family dinners.



The kitchen is a chef's dream with granite countertops, a brand-new stainless steel fridge, classic white cabinetry, crown moulding, and stylish black and steel appliances. Step out to your covered deck for year-round grilling and dining—even on rainy evenings.

Upstairs, the layout features three generous bedrooms, including a showstopping primary retreat with large windows that frame dramatic skyline views. A spacious double door closets and private 3-piece ensuite with Skylight complete the suite. A bright, open hallway with bridge-style architecture adds a unique and airy touch overlooking the kitchen below.

The walkout lower level is smartly designed with an attached garage, powder room, a bright office, and a flex space perfect for a family room, media space, home business, or creative studio. This level flows directly to the landscaped backyard oasis—fully fenced with mature trees, perennial gardens, in-ground sprinklers, and incredible privacy that evokes a serene mountain getaway.

There are multiple outdoor living spaces: a main-level deck for summer dinners, a cozy patio for lounging or stargazing, and tranquil gardens to enjoy. Whether you're hosting, relaxing, or working from home, this space is as versatile as it is inviting.

The lower level also includes ample storage, a laundry room, and a flex bedroom/gym/rec room, ideal for guests or your fitness sanctuary.

All of this is just 5 minutes to downtown Calgary, with quick access to transit, top-rated schools, shops, restaurants, and more! Excellent Value and Priced to Sell! Well below City Assessed value of \$968,000!

Built in 1987

## Essential Information

MLS® #	A2259445
Price	\$880,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,369
Acres	0.07
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

## Community Information

Address	2014 21 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0N7

## Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Storage, Track Lighting, Vinyl Windows, Stone Counters
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	September 25th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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