

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

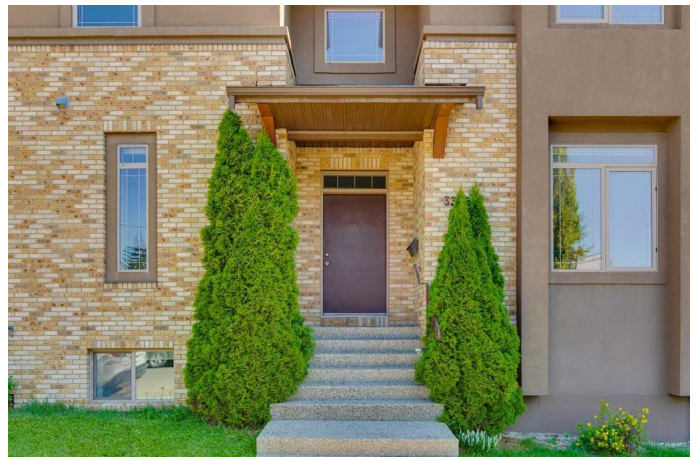
MLS® #A2251405

**\$815,000**

3 Bedroom, 4.00 Bathroom, 1,843 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY, AUGUST 30TH & SUNDAY, AUGUST 31ST FROM 1-4 PM EACH DAY. 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 thatâ€™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, third 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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