

# \$829,900 - 2023 21 Avenue Sw, Calgary

MLS® #A2254768

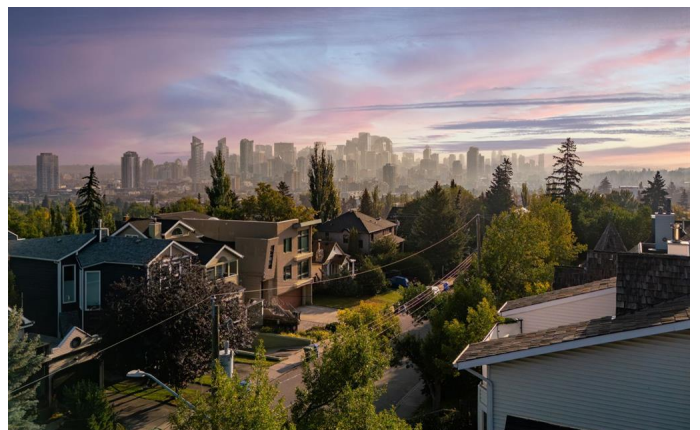
**\$829,900**

3 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Welcome to a one-of-a-kind residence in the highly sought-after community of Richmond Knob Hill — where historic charm meets modern luxury. Perfectly suited for young professionals craving a vibrant, walkable lifestyle, or downsizers seeking low-maintenance elegance, this 2+1 bedroom home offers an exceptional blend of style, comfort, and functionality. From the moment you arrive, the impressive four-foot-wide custom solid maple front door sets the tone for a home unlike any other. Inside, maple hardwood floors and high ceilings flow invite you into the spacious living and dining areas, anchored by a striking granite-clad gas fireplace — an inviting focal point for intimate evenings or lively gatherings. The gourmet kitchen is a chef's delight, featuring espresso-stained custom cabinetry, "Nero Impala" granite countertops, a premium stainless steel appliance package with a JennAir gas range, brand new Blomberg dishwasher, and a sunlit breakfast nook. The kitchen seamlessly connects to an atrium-style sunroom with multiple skylights and heated tile flooring. With three full bathrooms — two with heated tile floors — comfort is never compromised. The spa-inspired ensuite offers a jetted tub, granite counters, dual sinks, and premium Grohe fixtures. Upstairs, a third-storey loft provides a flexible space for a lounge, creative studio, or even a guest sleeping area under the stars. The fully finished basement expands your living options,



ideal for a media room, guest suite, or home gym. Practical upgrades include a high-efficiency furnace, electronic air cleaner, upgraded hot water tank, water softener, and high-end fixtures throughout. An oversized, heated double garage with a new door adds convenience, while the private, landscaped terrace invites outdoor entertaining at its best. All this plus sweeping downtown views as your backdrop. This is more than a home – it’s a lifestyle. Character, craftsmanship, and location converge here, offering the perfect balance between inner-city excitement and serene comfort. The oversized double heated garage rounds this home’s features off. For those with children this home is to Western Canada High School, French Immersion and International Baccalaureate programs.

Built in 1912

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254768    |
| Price          | \$829,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,519       |
| Acres          | 0.06        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2023 21 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2T 0N8 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Vinyl Windows, Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Range, Refrigerator, Stove(s), Washer                                                                                                                                        |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Stucco, Wood Frame                                                                                                         |
| Foundation        | Poured Concrete                                                                                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 22                  |
| Zoning         | R-CG                |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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