

2507 21 Street SW
Calgary, Alberta

MLS # A2259688

\$988,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey Split, Attached-Side by Side		
Size:	2,276 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Built-In Coffee Maker		

An exceptional inner-city residence offering panoramic mountain views and a truly distinctive design. This modern masterpiece delivers the space of a 3-storey home without the unnecessary stairs, showcasing 10' ceilings, wide-plank white oak flooring, a dramatic sunken living room, and open-riser staircases with glass paneling. The chef's kitchen is a statement of style and function with quartz waterfall counters, premium stainless appliances, sleek high-gloss cabinetry, and a built-in coffee maker. The upper-level primary retreat impresses with vaulted ceilings, a private den/flex space, a custom walk-in closet, and a spa-inspired ensuite with deep soaker tub, dual vanities, and glass shower. A unique split level offers 3 additional bedrooms and 2 full baths, including a secondary ensuite, while the walkout lower level is complete with a media room, full wet bar, and private entrance. Additional luxuries include in-floor heating in all bathrooms, dual A/C units, superior party wall construction, an 18' concrete foundation wall, multiple outdoor living areas, and an oversized double garage. A rare opportunity to own a one-of-a-kind inner-city home that embodies sophistication, comfort, and style.