

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

MLS® #A2251405

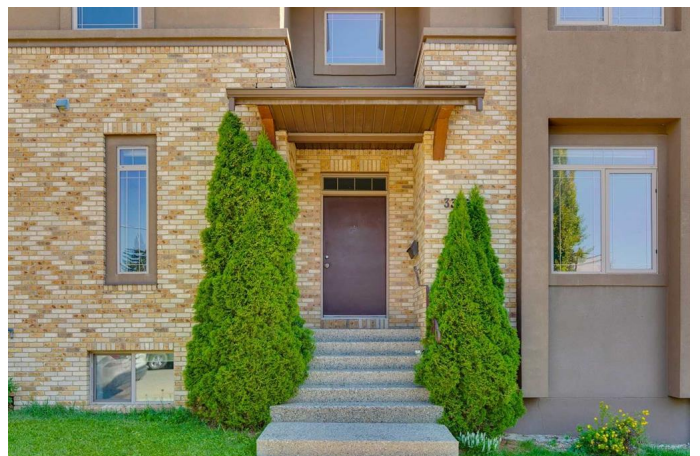
**\$815,000**

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 that'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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