



THE
A-TEAM

**RE/MAX
FIRST**

2614 21 Street, Calgary T2T5A8

MLS®#: **A2174667**

Area: **Richmond**

Listing Date: **10/25/24**

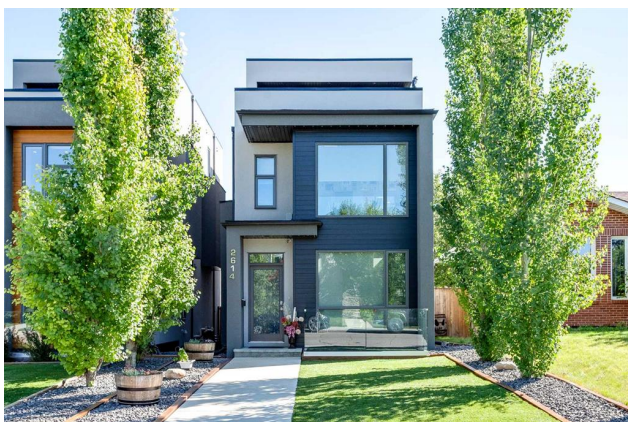
List Price: **\$1,345,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **3,229 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,651**
Low Sqft:
Ttl Sqft: **2,651**

DOM

4
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle,Rolled/Hot Mop**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,High Ceilings,No Smoking Home,Stone Counters,Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	23`1" x 12`2"
Living Room	Main	13`11" x 11`11"
Den	Upper	16`0" x 6`11"
Mud Room	Main	13`5" x 3`7"
Storage	Basement	14`10" x 3`0"
Bedroom	Upper	13`6" x 12`8"
Bedroom	Basement	14`5" x 12`5"

Room	Level	Dimensions
Dining Room	Main	14`6" x 10`5"
Living Room	Basement	16`1" x 14`10"
Laundry	Upper	8`4" x 5`11"
Laundry	Basement	7`1" x 3`9"
Bedroom - Primary	Upper	17`2" x 11`11"
Bedroom	Upper	13`9" x 12`11"
Walk-In Closet	Upper	19`1" x 6`11"

2pc Bathroom
5pc Ensuite bath

Main
Upper

0`0" x 0`0"
0`0" x 0`0"

3pc Bathroom
5pc Bathroom

Legal/Tax/Financial

Basement
Upper

0`0" x 0`0"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

1312744

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this gorgeous 3-storey home located in the heart of Richmond! Spanning almost 3,500 sq ft of thoughtfully designed livable space with unparalleled luxury upgrades and finishes, this ORIGINAL OWNER home has been immaculately maintained and lovingly cared for! Step inside and you'll appreciate the 9' ceilings on ALL LEVELS and large windows bringing in an abundance of natural light. Hardwood flooring throughout ensures easy maintenance while retaining a sleek and modern look. The main level features a welcoming dining room with a gas fireplace, a living room and a stylish yet functional kitchen featuring UPGRADED Kitchenaid appliances, cesar stone and quartz countertops, walnut wood cabinets with under-cabinet LED lighting, a custom built wine wall, floating shelves and a movable custom made kitchen counter table. A sliding rear patio door invites you into the backyard. Fully finished in concrete requiring no maintenance, with exterior outdoor speakers, gas line hookups for a BBQ and a fire table and with a sunny SOUTH exposure, the backyard is a great place to spend your evenings! A DOUBLE DETACHED garage with a slat wall and ceiling storage racks ensures all your parking needs are taken care of. The floating staircase with solid oak treads leads you to the 2nd level where you will find 2 spacious bedrooms, a 5-pc bathroom and a laundry room (both with heated floors!) and a mezzanine office. The 3rd storey loft features your primary bedroom with a massive walk-in closet with custom shoe racks and additional handbag cupboards and another 5-pc bathroom with heated floors, a standalone tub and a massive floor-to-ceiling tiled shower with LED lighting. On this level, you also have access to your private ROOFTOP patio with a gas line and a NEWLY installed (2024) Duradek roof. The fully finished basement, also featuring 9' ceilings, has a cozy living room with a wet bar, a 3-pc bathroom, an additional bedroom and an additional washer / dryer. Other notable UPGRADES include: SMART home with built-in speakers throughout and fully wired for sound / security which can be controlled from your phone, OVERSIZED 80 gal. hot water tank, 2 furnaces each with their own humidifiers and dual AIR-CONDITIONING units for climate control, x4 wine coolers (for the wine lovers!), a mud room with heated floors and custom built-ins, GEMSTONE lights professionally installed at the front of the home and a low maintenance front yard with turf. Situated on a quiet street and located within walking distance to Marda Loop and 17th ave with all of its shopping and restaurants and within walking distance to the K-6 Richmond school, this MOVE-IN ready home is a must see! Call to book your private showing today. Basement washer/dryer, Wine refrigerator (x4), all TVs and TV mounts, Central air-conditioner (x2), Control 4 Smart home system, Security cameras, Electric living room fireplace, exterior speakers (backyard and rooftop patio)

Inclusions:

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





