



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3306 21 Street, Calgary T2T 6R1**

MLS®#: **A2195794**

Area: **Richmond**

Listing Date: **02/20/25**

List Price: **\$979,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,856**

Year Built:

**2003**

Low Sqft:

Ttl Sqft:

**1,856**

Lot Information

Lot Sz Ar:

**3,121 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Private,Rectangular Lot**

**Double Garage Detached**

DOM

**2**

Layout

Beds:

**3 (2 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Garden,Private Yard**

Construction:

**Stucco**

Flooring:

**Carpet,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Oven,Refrigerator,Washer/Dryer**

Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,Open Floorplan,Recessed Lighting**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`0" x 15`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>20`0" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 11`6"</b>
<b>Loft</b>	<b>Upper</b>	<b>15`9" x 10`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`1" x 12`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`3" x 13`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 7`9"</b>
<b>Family Room</b>	<b>Main</b>	<b>19`11" x 11`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`5" x 8`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 5`4"</b>
<b>2pc Bathroom</b>	<b>Upper</b>	<b>5`7" x 5`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`1" x 4`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`3" x 3`9"</b>

Furnace/Utility Room

Basement

9`4" x 7`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

4479P

Remarks

Pub Rmks:

**\*\*OPEN HOUSE FEB 22, 2-4PM\*\*** Welcome to modern urban living in the heart of Marda Loop, Calgary's most coveted locale. Nestled close to premier shopping, top-rated schools, and excellent transit, this semi-detached home offers the ultimate fusion of convenience and lifestyle. The clock is ticking on this exceptional opportunity to own a property that ticks all the boxes before spring arrives. This recently updated gem boasts a newly completed walk-out basement with roughed-in in floor heating, third bedroom, a bright family room with a wall of windows, new bathroom with custom tile shower, and ample additional storage rooms. The back garden is the perfect size, with mature trees, year round planting beds for sun and shade, solid wood privacy fence and direct access to the double detached garage. This home is ideal for entertaining, raising a family, starting out, or coming back to the inner city life of metro Calgary. Playgrounds, schools, pathways, golf, Glenmore Park, dog parks, outdoor pools, and the public library are just a few of both the new and nostalgic offerings of Marda Loop, plus Blush Lane, Safeway and Shoppers for your staples and all the best boutique shops and current restaurants and cafes within a moments walk. Featuring a total of three bedrooms, four bathrooms, and built-ins throughout, this home exemplifies sophistication and functionality. The main floor is a decadent open concept, reminiscent of loft living and lends itself equally well to both a casual family living vibe as well as the perfect entertaining space. A SS appliance package with new fridge (2023) and granite counters make for a chic main floor anchor. The second-floor large workspace offers versatility for remote work or creative endeavors, ensuring comfort and productivity. As soon as you step inside you find stunning hardwood floors, serene color schemes, and a large new deck accessible from the family room, offering scenic south views and perfectly hidden away behind the privacy from mature trees, perfect for soaking up the sun. With excellent proximity to downtown and easy access to the majestic mountains, this residence exemplifies the best of both inner city living and convenience. The double detached garage is an inner city dwellers dream offering secure parking out of the elements. Embrace the chance to call this urban haven yours before the spring rush. Don't miss out on this rare opportunity to own a piece of Marda Loop's sought-after lifestyle. Reach out today and make this exceptional property your own oasis in the heart of Calgary's vibrant community.

Inclusions:

Property Listed By:

None

RE/MAX Realty Professionals

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

















