



**2311 21 Avenue SW, Calgary, Alberta - \$699,900**



Main Photo

## Property Description

Nestled on a tree-lined street in vibrant Richmond, this welcoming home blends comfort, charm, and convenience. Inside and out, every space is designed for relaxation and connection—whether you're enjoying quiet mornings on the cozy front patio or hosting summer barbecues on the sun-filled, south-facing deck. The private yard offers a peaceful retreat, while abundant natural light, high ceilings, and a ceiling fan create an airy, comfortable interior year-round.

With three bedrooms and 1.5 baths, the layout is both practical and inviting. The spacious double detached garage (20' x 22') boasts 10-foot ceilings and French doors, making storage and access effortless. The partly finished basement adds versatility with a generous rec/family room and a functional laundry/utility area. The location is unbeatable—just steps from green spaces, minutes to Marda Loop's shops and cafes, 17th Avenue's vibrant dining and nightlife, and an easy commute downtown or to major roadways. This is more than a house—it's a lifestyle in one of Calgary's most sought-after neighborhoods.

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