$925,000 - 3306 21 Street Sw, Calgary

MLS® #A2195794

$925,000
3 Bedroom, 4.00 Bathroom, 1,857 sqft
Residential on 0.07 Acres

Richmond, Calgary, Alberta

This is not your average inner-city listingâ€”and thatâ€™s exactly the point. Welcome to a property that quietly outranks the noisy competition. A walk-out in Marda Loop, built in the early 2000sâ€”when trades still showed up, materials still mattered, and builders didnâ€™t cut corners behind drywall. Real wood, not particle board. Actual craftsmanship, not just gloss and builder's standard. While todayâ€™s builds often lean flashy and hollow, this one offers something far more valuable: structural integrity, thoughtful layout, and long-term value. Itâ€™s been upgraded without erasing its soul. Natural light moves through the home in all the right places. The kitchen and living areas are designed for actual livingâ€”not just photos. Bedrooms are generous, private, and positioned with purpose. The walk-out basement? Itâ€™s finished, permited, and rentable. Even income-generating without sacrificing privacy. Step outside to a beautifully reimagined deckâ€”spacious, sturdy, and built for late summer nights or quiet morning coffee. The private, fully fenced yard offers room to garden, play, or simply disappear from the world for a while. Tucked at the back, a large detached double garage adds convenience, security, and space exactly where you need it. Living inner city Calgary is all about vibrancy, lifestyle, being seen and enjoying life. If you want ammenities, you better belive Marda Loop delivers and here is a snapshot if what is in close proximity: ??? Parks & Outdoor

Spaces: River Park: A scenic off-leash area along the Elbow River, perfect for dog walks and picnics. Sandy Beach Park: Offers river access, picnic spots, and walking trails. South Calgary Park: Features tennis courts, a pool, and a community center.?? Nearby Schools Altadore School (Kâ€“6): A reputable elementary school within walking distance. Dr. Oakley School: Specializes in learning disabilities for grades 3â€“9. Central Memorial High School: Offers diverse programs, including Advanced Placement. ????? Proximity to Trails & Downtown Mountain Bike Trails: Access to Calgary's extensive 1,000 km pathway system is nearby, connecting to trails like those in Fish Creek Park and Nose Hill Park. Downtown Calgary: Approximately a 10-minute drive or a 20-minute bike ride via dedicated bike lanes. ?????? Fitness & Wellness Centers 360 BrainBody: Offers integrative health services, including fitness classes and wellness programs. F45 TraiF45 Training Marda Loop: High-intensity group workouts focusing on functional training. YYC Cycle Spin Studio: A popular spot for spin classes with energetic instructors. ??? Top 9 Trending Shops in Marda Loop Blush Lane Organic Market. Bonjour Sandwich Shop. Avitus Wine Bar. Adesso for Men. La Hacienda Speakeasy. Phil & Sebastian Coffee Roasters. The Mash. Distilled. Vienna.

Built in 2003

Essential Information

MLS® #	A2195794
Price	$925,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,857

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	T2T 6R1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Refrigerator, Oven, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Family Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2025
Days on Market	73
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals

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