

# \$869,900 - 2023 21 Avenue Sw, Calgary

MLS® #A2217850

**\$869,900**

2 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Charming, Modernized Character Home with Breathtaking Downtown Views in Richmond Knob Hill. Welcome to this beautifully appointed 2+1 bedroom character home in the highly sought-after community of Richmond Knob Hill. Seamlessly blending timeless charm with quality modern upgrades, this exceptional residence offers refined living in one of Calgary's most desirable neighbourhoods. It is a unique home. From the moment you approach the impressive four-foot-wide custom solid maple front door, it's clear this home is truly one of a kind. The main level features hardwood floors throughout the expansive living and dining areas, centred around a striking granite-clad gas fireplace—perfect for both entertaining and relaxing evenings. The gourmet kitchen is a chef's dream, complete with espresso-stained custom cabinetry, a Nero Impala granite countertops, a premium stainless steel appliance package including a JennAir gas range and brand new Blomberg dishwasher, and a bright breakfast nook. The kitchen opens into an atrium-style sunroom, bathed in natural light from multiple skylights. This inviting space is further enhanced by custom heated tile flooring in the kitchen and atrium. With three full bathrooms—two outfitted with heated tile floors—the home exudes both style and function. The luxurious en-suite is a spa-like retreat featuring a jetted tub, granite countertops, dual sinks, and premium Grohe fixtures. A third-storey loft offers flexible



spaceâ€”ideal as an additional lounge area or extra sleepover space under the stars. The fully finished basement adds even more versatility, perfectly suited for a media room, guest suite, or home gym. Additional highlights include a high-efficiency furnace, electronic air cleaner, upgraded hot water tank, water softener, high end fixtures throughout, and an oversized, heated double garage with new garage door. The private, landscaped terrace is perfect for outdoor entertaining. This outstanding property effortlessly combines character, comfort, and quality craftsmanshipâ€”all with sweeping views of downtown Calgary.

Built in 1912

**Essential Information**

MLS® #	A2217850
Price	\$869,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,519
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2023 21 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0N8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Central Kitchen Island, No Animal H Sump Pump(s), Vinyl Window
Appliances	Dishwasher, Dryer, Gas Range
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	32
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.