# \$1,193,000 - 2520 21 Avenue Sw, Calgary

MLS® #A2265253

## \$1,193,000

3 Bedroom, 3.00 Bathroom, 1,882 sqft Residential on 0.05 Acres

Richmond, Calgary, Alberta

Stunning New Build in Richmond â€" Modern Semi-Detached with Oversized attached Tandem Garage

Welcome to your dream home in the heart of Richmond! This brand-new 2-story semi-detached home offers over 2,100 sq. ft. of bright, open-concept living space designed for modern comfort and everyday convenience. Built by Rockford, an established Builder with over 30 years of experience building homes in Alberta.

**Property Highlights** 

• South-facing front yard â€" enjoy natural light throughout the day

• Oversized tandem drive-under garage with plenty of room for vehicles, storage, or a workshop

• Spacious open-concept main floor ideal for entertaining and family living

• Modern kitchen featuring sleek cabinetry, quartz counters a gas range, stainless steel appliances, and a large island for seating • Inviting living room with a contemporary fireplace for cozy evenings

• Convenient main floor half bathroom for quests

• Rear deck overlooking the professionally landscaped backyard â€" perfect for summer BBQs or morning coffee

Second Floor

• 3 spacious bedrooms and 2 full bathrooms

• Large primary suite featuring a walk-in closet and a spacious ensuite with double





vanity, quartz counters, walk-in shower, and designer finishes

• Generous secondary bedrooms providing flexibility for family, guests, or office space • Convenient upper-floor laundry room complete with counter and shelving

Additional Features

• Air conditioning for year-round comfort • Over 2,100 sq. ft. of functional, modern living space

• Quality craftsmanship and attention to detail throughout

• Located in the desirable Richmond community â€" close to parks, schools, shopping, and just minutes from downtown Calgary

This beautifully designed new build perfectly combines style, comfort, and convenience â€" an exceptional opportunity to own in one of Calgary's most sought-after neighborhoods.

Don't miss your chance to make this exceptional home yours!

Please note Realtor has an interest in property

#### Built in 2025

### **Essential Information**

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Price \$1,193,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,882

Acres 0.05 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 2520 21 Avenue Sw

Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code T3E0H3



Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Garage Faces Front,

Oversized, Tandem

# of Garages 2

Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl

Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave,

Refrigerator, Washer, Gas Water Heater

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Basement None

**Exterior** 

Exterior Features Other

Lot Description Back Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

**Additional Information** 

Date Listed November 5th, 2025

Days on Market 1

Zoning DC

**Listing Details** 



