

2311 21 Avenue SW  
Calgary, Alberta

MLS # A2231085



**\$749,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** window coverings, garage door opener & 2 controls

Tucked on a treed lot, on a quiet street in dynamic & lively Richmond, this cheerful home will welcome you with arms wide open. Both the indoor and outdoor living spaces invite relaxation and convivial gatherings with friends & family. Cozy front patio is a perfect conversation or reading space. The sunny south facing backyard deck is ideal for backyard bbq's. Wonderfully private yard. Plenty of natural light flows through this home. High ceilings and ceiling fan work in concert to keep air circulating and comfortable even in the height of summer. Three bedrooms and 1.5 baths. The double detached garage is a full 20' X 22' and features 10 foot ceilings plus convenient French doors to make moving items a breeze. Partly finished basement includes a big rec or family room and a utility/laundry area. Incomparable location near green spaces, & with easy access to Marda Loop's shops and services, energetic 17th AVE, numerous dining and boutique areas...soak up the energy of this iconic locale! Quick & easy commute to city center and to a variety of commuter roads. Simply a beautiful home in an engaging, sought-after neighborhood.