

\$1,250,000 - 2309 21 Avenue Sw, Calgary

MLS® #A2230239

\$1,250,000

4 Bedroom, 4.00 Bathroom, 1,747 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Mazon Design presents the "Richmond", another gorgeous, custom-built home on a choice, south exposure lot in the heart of popular Richmond/Knobhill. Mazon Design offers one-of-a-kind, hands-on attention to detail with over 2,300 sqft of luxury living space and 3 levels of quality upgrades & finishings. The open main floor is beautifully designed with 10'™ ceilings and 8' interior doors, highlighted with a full size dining room and a dream kitchen featuring a 10'™ island with seating for 6, floor-to-ceiling custom cabinets, Quartz countertops, gas range and top-of-the-line plumbing and lighting! The adjoining great room has a feature wall with media cabinets and a gas fireplace finished in porcelain tile. The wall of glass opens to an oversized, south exposure deck, plumbed for a gas BBQ. Conveniently located 1½ bath and private mudroom with direct access to the yard and garage complete the main floor. The glass railings and in-step lighting make the stairway to the 2nd level a visual highlight! Upstairs features 9'™ ceilings, fully equipped laundry, 3 piece bath, 2 spacious bedrooms (both with walk-in closets) and a gorgeous primary suite with multi-vaulted ceiling and spa-inspired ensuite which has to be seen to be appreciated! The lower level has the same level of quality finishings: 9'™ ceilings, in-floor heating, 3 piece bath and spacious bedroom for guests or an office or home gym. The family room with the additional cabinets, sink and beverage fridge, is a great space for



a home theater and play area for the kids. Easy lane access to the double detached garage which is drywalled, insulated and fully wired for an EV. Some notable upgrades: floorings glued and screwed (not nailed), 70 gal hot water tank, water softener, all cantilevers sprayed with R-40 insulation, basement walls waterproofed with œwater dog asphalt coatingœ, foundation wrap membrane, additional rebar in basement slab to provide durability and a sump pump for peace of mind, an additional water line run to the back deck for a future hot tub plus fully landscaped front and back yards. Mazon Design carefully built and designed the home between 2 beautiful 70 year trees that provide both shade and gorgeous curb appeal. Amazing location around the corner from a park, walk to the shops and restaurants on 17th Ave and only minutes to downtown. Pick your possession date and move right in! Unbeatable Value!! New Home Warranty and Builderœ™s One Year, Door-to-Door Warranty. Price includes GST. Unbeatable value! Property is being sold at list price and is below replacement cost!

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2230239 |
| Price | \$1,250,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,747 |
| Acres | 0.06 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |

| | |
|--------|----------|
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2309 21 Avenue Sw |
| Subdivision | Richmond |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 0P4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Faces Rear, Insulated, Private Electric Vehicle Charging Station(s) |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Wet Bar |
| Appliances | Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Wine Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Lane, Landscaped, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 73 |
| Zoning | R-CG |

Listing Details

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|----------------|---|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
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