

# \$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 luxurious modern upgrades, this exceptional residence offers refined living in one of Calgary's most desirable neighbourhoods. From the moment you approach the impressive four-foot-wide custom solid maple front door, it's clear this home is truly special. The main level features gleaming hardwood floors throughout the expansive living and dining areas, centred around a striking granite-clad feature fireplace—perfect for both entertaining and relaxing evenings. The gourmet kitchen is a chef's dream, complete with espresso-stained custom cabinetry, Nero Impala granite countertops, a premium stainless steel appliance package including a JennAir gas range, and a bright breakfast nook that 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 that combines comfort with sophistication. With three full bathrooms—two outfitted with heated tile floors—the home exudes both style and functionality. The luxurious en-suite is a spa-like retreat featuring a jetted tub, aggregate granite countertops, dual sinks, and premium Grohe fixtures. A



third-storey loft offers flexible living space—ideal as a home office, creative studio, 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, upgraded electrical panel, hot water tank, high end fixtures throughout, and an oversized, heated double garage. The private terrace is perfect for outdoor entertaining and creates a cozy space for summer in the city. This outstanding property effortlessly combines character, comfort, and quality craftsmanship all with sweeping views of downtown Calgary and its ever changing sky and cityscapes.

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  
Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open  
Floorplan, Skylight(s), Sump Pump(s), Vinyl Windows, Wet Bar  
Appliances Dishwasher, Dryer, Gas Range, Refrigerator, Stove(s), Washer  
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, Many Trees, Private, Rectangular Lot, Treed  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 7th, 2025  
Days on Market 3  
Zoning R-CG

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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