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GRASSROOTS
REALTY GROUP

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2505 21 Street SW
Calgary, Alberta

MLS # A2348508



$899,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,270 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: N/A

An extraordinary urban luxury residence that redefines modern living in Calgary. Far from the ordinary cookie-cutter design, this architecturally distinctive home offers a truly original interpretation of open-concept luxury with breathtaking panoramic mountain and city views. Thoughtfully designed to deliver the spaciousness of a 3 storey home while minimizing excessive stairs, this residence seamlessly blends functionality, style, and innovation. Crafted well beyond standard building code requirements and finished with an impressive collection of premium upgrades, custom built-ins, and designer features throughout, the home immediately captivates with soaring 14-foot and 10-foot ceilings, expansive windows, and stunning wide-plank white oak hardwood flooring. A dramatic sunken living room creates a striking focal point, complemented by bold steel beam open-riser staircases framed with sleek 10mm glass panels for a modern architectural statement. Designed with entertaining in mind, the gourmet chef’s kitchen is a showpiece featuring high-end stainless steel appliances, a quartz waterfall island with matching perimeter countertops, high-gloss cabinetry, and a built-in coffee system. The layout flows effortlessly into multiple indoor and outdoor gathering spaces, including a large west-facing rear deck off the kitchen—perfect for enjoying sunny afternoons and evening sunsets. The upper level is dedicated to an impressive private primary retreat highlighted by a vaulted ceiling and oversized skylight that fills the space with natural light. A versatile adjacent den or home office offers additional flexibility for modern living. The luxurious walk-in closet comes complete with extensive custom built-ins, while the spa-inspired five-piece ensuite delivers ultimate comfort with dual vanities, heated floors, a deep soaker tub, and a fully tiled glass shower

enclosed in 10mm glass. A uniquely designed split-level wing off the main floor accommodates three additional bedrooms and two full bathrooms, including a private ensuite, creating the ideal setup for family living or guest accommodations. The fully developed lower level is equally impressive, featuring a massive media and entertainment room with a full-length custom built-in wall unit and an exceptional wet bar complete with wine and beverage coolers. Additional premium upgrades include heated bathroom floors, dual central air conditioning units, upgraded party wall construction for enhanced soundproofing, flat-painted ceilings throughout, and an impressive 18-foot concrete foundation wall. Completing the property is an oversized double detached garage and multiple outdoor living areas that capture both mountain and city views. This is the complete urban lifestyle package for buyers seeking a truly unique, architecturally inspired home with luxury finishes, exceptional design, and unmatched character.

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