

# \$1,198,000 - 2516 21 Avenue Sw, Calgary

MLS® #A2263299

**\$1,198,000**

3 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.08 Acres

Richmond, Calgary, Alberta

Stunning New Build in Richmond â€” Modern Semi-Detached with Oversized 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

â€¢ South-facing front yard â€” enjoy natural light throughout the day

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

â€¢ Spacious open-concept main floor ideal for entertaining and family living

â€¢ Modern kitchen featuring sleek cabinetry, quartz counters a gas range, stainless steel appliances, and a large island for seating

â€¢ Inviting living room with a contemporary fireplace for cozy evenings

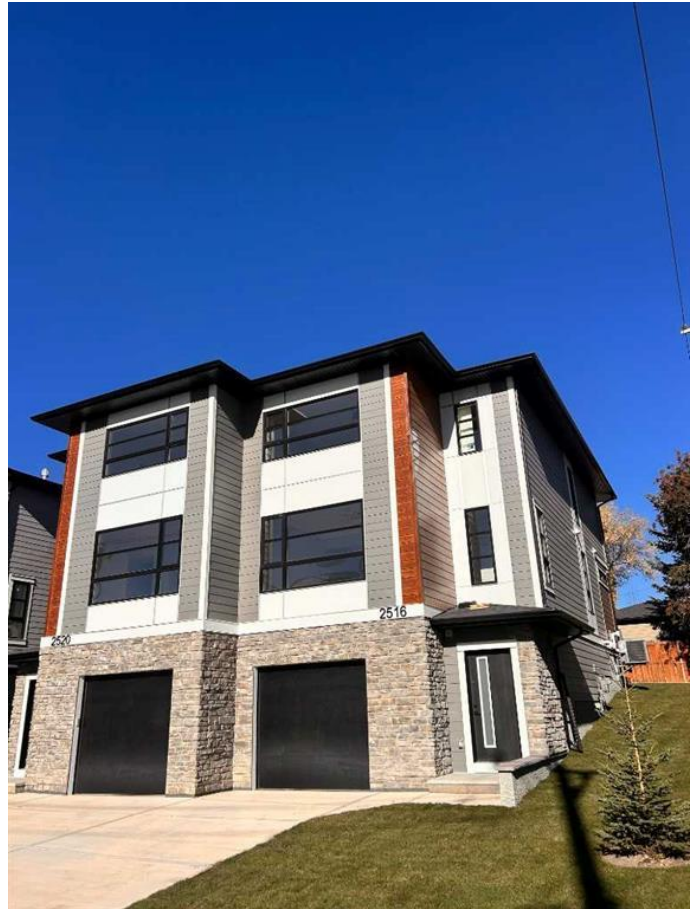
â€¢ Convenient main floor half bathroom for guests

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

Second Floor

â€¢ 3 spacious bedrooms and 2 full bathrooms

â€¢ 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 • close to parks, schools, shopping, and just minutes from downtown Calgary

This beautifully designed new build perfectly combines style, comfort, and convenience • 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

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263299               |
| Price          | \$1,198,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,880                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |

Status Active

### Community Information

Address 2516 21 Avenue Sw  
Subdivision Richmond  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T0P6



### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Tandem  
# of Garages 2

### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows  
Appliances Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Basement None

### Exterior

Exterior Features Other  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Stone  
Foundation Poured Concrete

### Additional Information

Date Listed October 16th, 2025  
Days on Market 9  
Zoning DC

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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