

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

MLS® #A2257702

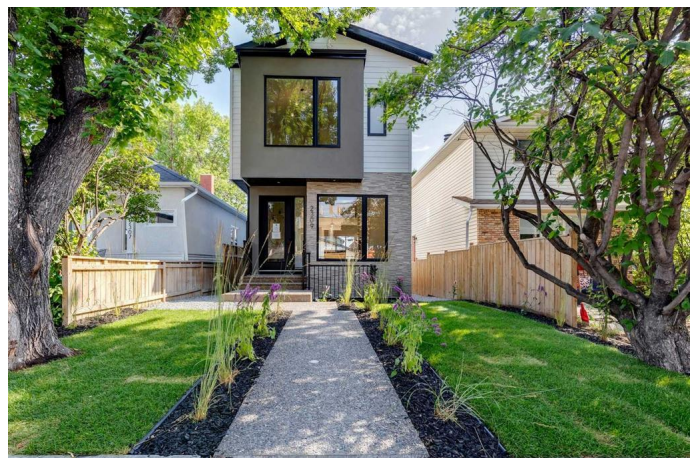
**\$1,250,000**

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 ½ 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 which is below replacement cost!

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257702    |
| 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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, High Ceilings, Vaulted Ceiling(s), Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator, Garburator, Garage Control(s), Gas Cooktop, Water Softener                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                 |
| Fireplaces        | Gas, Great Room, Tile                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full                                                                                                                                                                              |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 58                   |
| Zoning         | R-CG                 |

### **Listing Details**

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

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