



\$ 799,900.00

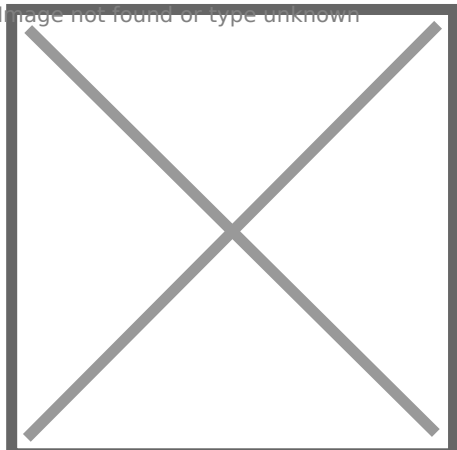
2302 21 AVENUE SW CALGARY

<https://paulbrinton.com>

BILD BUILDER OF THE YEAR - The GIB. A truly Custom and AWARD WINNING BUILDER. Double front drive attached garage. Over 2200sq ft of living space. 16 foot patio door (aka glass wall) makes the main floor and yard one living space. This home has 4 bedrooms with 16 foot...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1161504

Type: Semi Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-20 05:13:05

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 11/20/21

Two Piece Bath: 1

Lot size: 2504 sq ft

Year built: 2022

Parking: 220 Volt Wiring, Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Other, See Remarks

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Water Source: Public

Utilities: Other

Exterior Features: Other,Private Entrance,Private Yard

Electric: 200+ Amp Service

Cooling: Rough-In

Total Parking: 2

Flooring: Carpet,Hardwood,Tile

Fireplace Features: Blower Fan,Family Room,Gas,Tile

Community Features: Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: Fenced

District: CAL Zone CC

Inclusions: N/a



Interior Features: Ceiling
Fan(s),Chandelier,Closet Organizers,Crown
Molding,Double Vanity,Granite Counters,High
Ceilings,Kitchen Island,Open
Floorplan,Pantry,Skylight(s),Smart
Home,Soaking Tub,Storage,Sump
Pump(s),Vaulted Ceiling(s),Vinyl
Windows,Walk-In Closet(s),WaterSense
Fixture(s),Wired for Data,Wired for Sound

Roof Type: Asphalt Shingle

Sewer Septic: Public Sewer

Lot Features: Corner Lot

Heating Type: In Floor,Forced Air,Natural
Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 7

Construction Materials: Composite
Siding,Metal Siding ,Silent Floor
Joists,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: ENERGY STAR Qualified
Dishwasher,ENERGY STAR Qualified
Refrigerator,Gas Range,Other

Subdivision Name: Richmond

Lot Size Acres: 0.06

Levels: Two

Zoning: Rc-2

List Price Square Foot: \$ 472.47

Photo Count: 16

Unit Exposure: S

Suite: No

Frontage Metres: 7.62M 25`0"

Living Area SF: 1693.00

Structure Type: Duplex

Restrictions: None Known

