

# \$715,000 - 3623 21 Avenue Sw, Calgary

MLS® #A2208280

**\$715,000**

3 Bedroom, 4.00 Bathroom, 1,321 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

This stunning SMART home with 1827 sf of living space has 3 bedrooms and 3 1/2 baths and is located on a quiet street in desirable and convenient Killarney. The sophisticated open concept main floor with 9 ft ceilings opens to a cozy Living Room with a stylish gas fireplace. The kitchen has a huge waterfall island with quartz counter tops, modern black tiled back splash, full height soft close white cabinets with black accents and high end stainless appliances including a gas stove. There is plenty of storage room including a handy pantry just off the dining area. A lovely surprise is just out the back door. Here you find a totally enclosed and fenced private South facing yard with a ground level deck and gas hook up - perfect for entertaining and celebrating Spring. The second level is bright and elegant with a sky light and large picture windows in both the Primary and second bedrooms. Each bedroom is generously sized and has its own luxurious ensuite with quartz counters and a walk in closet. The primary ensuite has heated floors, double sinks and a large walk in shower with a duel rain shower head. The second ensuite features a soaker tub and sky light. A linen closet and laundry room complete this floor. The lower level is completely finished with a cozy family room, another 4 piece bathroom and bedroom with a walk in closet. The separate heated private garage with wifi and a hanging net storage unit is an added bonus. This beautifully maintained modern SMART home with classic finishings



has built in speakers and Central Air Conditioning. For those who enjoy an active lifestyle, the 37th Street walking/bike path is a few blocks away. Stroll to shopping and the LRT station or drive to down town Calgary in mins..

Built in 2019

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208280      |
| Price          | \$715,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,321         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 3623 21 Avenue Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 8E5             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Parking, Laundry  |
| Parking Spaces | 1   |
| Parking        | Alley Access, Assigned, Enclosed, Heated Garage, Single Garage Detached |
| # of Garages   | 1   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Smart Home |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings   |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description   | City Lot, Landscaped                         |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 9               |
| Zoning         | R-CG            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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