

# \$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	10
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.