

# \$825,000 - 2509 21 Street Sw, Calgary

MLS® #A2254877

**\$825,000**

4 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Welcome to Knobhill in the heart of Richmond, one of Calgary's most sought after communities. This charming 1951 home is nestled on a quiet, private street surrounded by lush greenery, timeless character, and exciting new development. Set on an impressive 50' x 125' lot, the property offers endless possibilities-whether you are looking to renovate or build new. This is a rare opportunity to invest, live, and grow in a neighbourhood loved for its beauty, vibrancy, and convenience.

Built in 1951

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254877    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 920         |
| Acres          | 0.14        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 2509 21 Street Sw



|             |          |
|-------------|----------|
| Subdivision | Richmond |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T2T 5A9  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Chandelier, No Animal Home, No Smoking Home                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | None                                                                   |
| Lot Description   | Back Lane, Back Yard, Level, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Brick, Stucco                                                          |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 25                  |
| Zoning         | R-CG                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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