

# \$785,000 - 3303 21 Avenue Sw, Calgary

MLS® #A2253593

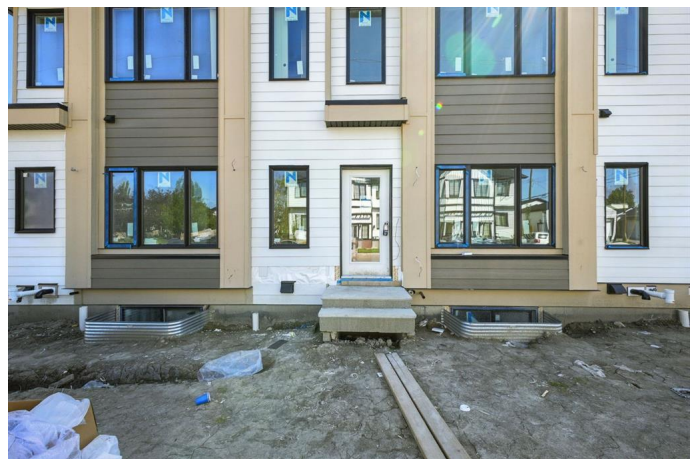
**\$785,000**

4 Bedroom, 5.00 Bathroom, 1,695 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

NOW SELLING – 3 STORY LUXURY TOWNHOMES | 4 UNITS AVAILABLE | UNDER CONSTRUCTION IN KILLARNEY! Proudly built by Mainstream Developments, these stunning three-storey townhomes offer the perfect blend of luxury, function, and location. Situated on a quiet, tree-lined street in the highly desirable inner-city community of Killarney, each unit features 3 above grade levels, a fully finished basement, rooftop patio, and over 2,200 sq ft of developed living space. The open-concept main floor showcases modern finishes including wide luxury vinyl plank flooring, a gas fireplace, and a chef-inspired kitchen with quartz countertops, full height kitchen cabinets and a gas stove. On the second floor, you'll find two spacious bedrooms, each with its own full bathroom, custom closets plus a full laundry area. The third floor is dedicated to a luxurious primary suite, complete with a large walk-in closet, a spa-like ensuite, and access to your private rooftop patio—perfect for entertaining or unwinding with city views. The basement comes fully finished with a spacious Rec Room, a large bedroom and a full 3pc bathroom.

With construction well underway, this is your opportunity to secure a brand-new luxury townhome in one of Calgary's most sought-after neighbourhoods. Perfectly situated steps away from parks, schools and more. For leisure the Shagnappi Golf Course, Killarney Rec Centre and 17th Avenue's



dining & shopping scene is just minutes from your door! Presales available nowâ€”donâ€™t miss out! \*Interior photos are for illustration purposes only, finishes may vary.

Built in 2025

### Essential Information

MLS® #	A2253593
Price	\$785,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,695
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	3303 21 Avenue Sw
Community	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2R4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 2nd, 2025
Days on Market	64
Zoning	RC-G

### **Listing Details**

Listing Office	Real Broker
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