

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

MLS® #A2253593

\$785,000

4 Bedroom, 5.00 Bathroom, 1,695 sqft

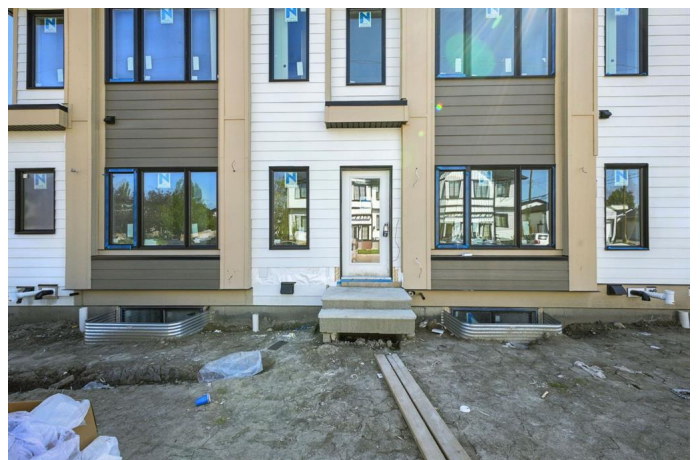
Residential on 0.00 Acres

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
Subdivision	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	9
Zoning	RC-G

Listing Details

Listing Office	Real Broker
----------------	-------------

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.