

## 8509 21 Avenue SE Calgary, Alberta

## MLS # A2230274



## \$523,400

	Division:	Belvedere Residential/Five Plus		
	Туре:			
	Style:	2 Storey		
	Size:	1,479 sq.ft.	Age:	2025 (0 yrs old)
	Beds:	3	Baths:	2 full / 1 half
	Garage:	Single Garage Attached		
	Lot Size:	0.04 Acre		
	Lot Feat:	Back Yard, Landscaped, Street Lighting		
prced Air		Water:	-	
arpet, Vinyl Plank		Sewer:	-	
sphalt Shingle		Condo Fee	: -	
III, Unfinished		LLD:	-	
rick, Composite Siding, Vinyl Siding, Wood Frame		Zoning:	TBD	
oured Concrete		Utilities:	-	
itchen Island, Open Floorplan, Stone Counters				

Inclusions: N/A

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

**Exterior:** 

Features:

No Condo Fee Townhomes! 3 bed, 2.5 bath, 1492 sqft, single attached garage, backyard and undeveloped basement. A Walkable, Livable Community East Hills Crossing presents an ever-expanding array of convenient amenities and connection. East Hills Shopping Centre is right across the street from the community, making it incredibly easy to pick up groceries, go for a bite to eat, or watch a movie. Whether you' re commuting to work, meeting friends, or heading downtown, East Hills Crossing offers unbeatable connectivity. With direct access to Stoney Trail, Calgary's ring road, you can easily navigate the entire city, while 17th Avenue SE and Memorial Drive provide a quick and direct route into downtown. For added convenience, the nearby Bus Rapid Transit (BRT) stations at 17th Ave and 84th St are open, offering a fast and efficient transit option. No matter how you travel, getting where you need to go is effortless from East Hills Crossing. Meet and mingle with your neighbors in East Hills Crossing's vibrant neighborhoods park, connected to the entire community through walkable paths. Photos are representative.