

# \$523,400 - 8509 21 Avenue Se, Calgary

MLS® #A2230274

**\$523,400**

3 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 0.04 Acres

Belvedere., Calgary, Alberta

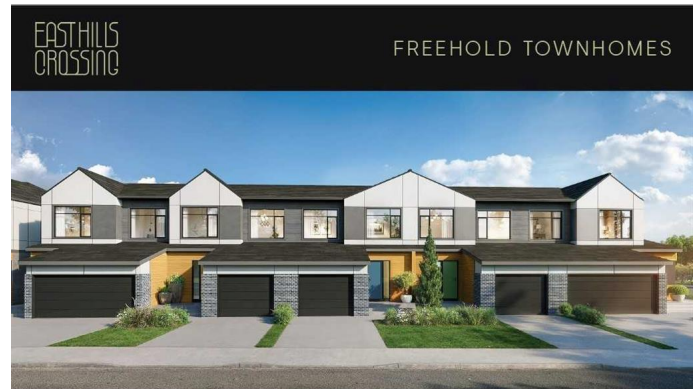
No Condo Fee Townhomes! 3 bed, 2.5 bath, 1492 sqft, single attached garage, backyard and undeveloped basement. A Walkable, Livable Community East Hills Crossing presents an ever-expanding array of convenient amenities and connection. East Hills Shopping Centre is right across the street from the community, 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.

Built in 2025

## Essential Information

MLS® # A2230274

Price \$523,400



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,479         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8509 21 Avenue Se |
| Subdivision | Belvedere.        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1X 0L5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Stone Counters                              |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range |
| Heating           | Forced Air                                                                  |
| Cooling           | Rough-In                                                                    |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                        |
| Lot Description   | Back Yard, Landscaped, Street Lighting            |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Vinyl Siding, Wood Frame, Composite Siding |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                45  
Zoning                              TBD

**Listing Details**

Listing Office                    Bode Platform Inc.

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