

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

MLS® #A2230274

**\$523,400**

3 Bedroom, 3.00 Bathroom, 1,479 sqft  
Residential on 0.04 Acres

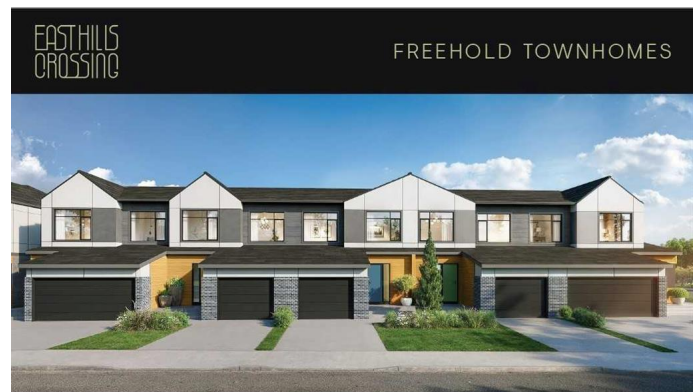
Belvedere., Calgary, Alberta

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, Electric Range, Microwave Hood Fan, Refrigerator, Washer
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, Composite Siding, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            June 12th, 2025

Days on Market        3

Zoning                 TBD

### **Listing Details**

Listing Office           Bode Platform Inc.

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