# \$579,900 - 8523 21 Avenue Se, Calgary

MLS® #A2208282

## \$579,900

3 Bedroom, 3.00 Bathroom, 1,509 sqft Residential on 0.05 Acres

Belvedere., Calgary, Alberta

This double garage townhome feels like a single-family home with lots of room to entertain, spacious bedrooms and south facing backyard. 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. Photos are representative.







Built in 2025

## **Essential Information**

MLS® # A2208282 Price \$579,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,509

Acres 0.05

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 8523 21 Avenue Se

Subdivision Belvedere.

City Calgary

County Calgary

Province Alberta

Postal Code T1X0L5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Stone Counters, Kitchen Island, Soaking Tub

Appliances Dishwasher, Dryer, Electric Range, Gas Water Heater, Microwave Hood

Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Street Lighting

Roof Asphalt Shingle

Construction Brick, Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 208
Zoning TBD

## **Listing Details**

Listing Office Bode Platform Inc.

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