

# \$594,900 - 8523 21 Avenue Se, Calgary

MLS® #A2208282

**\$594,900**

3 Bedroom, 3.00 Bathroom, 1,509 sqft

Residential on 0.05 Acres

Belvedere., Calgary, Alberta

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 neighborhood park, connected to the entire community through walkable paths. Photos are representative.



Built in 2025

## Essential Information

MLS® # A2208282

Price \$594,900

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	Kitchen Island, Soaking Tub, Stone Counters
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                138  
Zoning                              TBD

**Listing Details**

Listing Office                    Bode Platform Inc.

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.