



GRASSROOTS
REALTY GROUP

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3, 8511 21 Avenue SE
Calgary, Alberta

MLS # A2259436



\$519,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,486 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: N/A

Tremendous value in this single front attached garage home with additional parking on the driveway. Enjoy the sunny south facing yard, or spacious open living plan. With three bedrooms, 2.5 bathrooms and a basement ready for potential future development, this home has it all. Photos are representative.