



GRASSROOTS
REALTY GROUP

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8508 21 Avenue SE
Calgary, Alberta

MLS # A2270515



\$429,900

Division:	Belvedere		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,359 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 193
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Beautiful Townhome in East Hills Crossing — experience modern convenience and luxury in this must-see property. Offering an exceptional floor plan with 2 spacious bedrooms, 2 bathrooms, a den space and first floor flex space, this townhome is fully move-in ready and priced to sell. The gourmet kitchen is a chef's delight, featuring quartz countertops, stainless steel appliances, a stylish tile backsplash, and a functional breakfast bar. The expansive lower-level flex space provides versatility for a dedicated home office, workout area, or media room. Additional conveniences include upstairs laundry, an attached single garage for secure parking and extra storage, and dedicated extra parking right outside your door—a highly valuable feature in this community. Enjoy your own private outdoor space with a sunny balcony perfect for relaxing or entertaining. You simply cannot beat this location. Enjoy instant access to East Hills Shopping Centre, just steps away, offering dining, retail, and grocery options. Commuting is effortless with quick access to major roadways, placing you within 20 minutes of Downtown Calgary, the Airport, and the South Health Campus. This property represents an outstanding opportunity for first-time buyers or savvy investors looking to build equity. DON'T WAIT—modern townhomes in this prime location sell quickly. Schedule your exclusive private showing today and secure your new home!