



GRASSROOTS
REALTY GROUP

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413, 8530 21 Avenue SE
Calgary, Alberta

MLS # A2282745



\$339,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	487 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 271
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		
Inclusions:	N/A		

NEW BUILD | LOW CONDO FEES | 2 BED / 1.5 BATH / 1000 SQ FT TOTAL LIVING SPACE | TITLED PARKING STALL | EST. Q1 2027 POSSESSION Welcome to the Link model at Metro Townhomes by Minto Communities, an award-winning Canadian builder with over 70 years of experience, located in East Hills Crossing, one of southeast Calgary's fastest-growing and most convenient communities. These thoughtfully designed stacked townhomes offer modern finishes, functional layouts, and long-term value in a location that truly stands out. This lower-level unit features a smart and efficient floor plan designed for everyday comfort. The main level welcomes you with a spacious foyer that flows into a functional kitchen complete with stainless steel appliances, a central island, and ample storage space. Just off the kitchen is a massive living room, perfect for relaxing or entertaining. A convenient half bath is also located on this level, with the option to upgrade to a full 3-piece bathroom with a shower for added flexibility. Downstairs, you'll find two well-sized bedrooms, a full bathroom, laundry, and plenty of storage space, creating a private and practical lower level ideal for homeowners or investors alike. The home includes a titled parking stall and low condo fees, adding to the overall value and affordability. Ideally situated directly across from East Hills Crossing Shopping Centre and Costco, this location offers unmatched convenience with shopping, dining, and services just steps away. Public transit is nearby, providing a quick and easy commute to downtown Calgary in minutes. East Hills is a vibrant, well-connected southeast community known for its thoughtful planning, green spaces, pathways, and easy access to major roadways and 17 Ave SE. Combining modern design, a functional floor plan, and an unbeatable location, this is an

excellent opportunity to secure a brand-new home in East Hills with estimated completion in Q1 2027. Don't miss your chance to be part of this exciting community! Book your visit at the presentation centre today for more details! *Photos are representative*