



**GRASSROOTS**  
REALTY GROUP

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**133 Eston Circle SE**  
**Calgary, Alberta**

**MLS # A2292370**



**\$524,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Belvedere                                 |               |                  |
| <b>Type:</b>     | Residential/Four Plex                     |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 1,601 sq.ft.                              | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Rear |               |                  |
| <b>Lot Size:</b> | 0.02 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Private                                   |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame   | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

NEW BUILD CORNER TOWNHOUSE | NO CONDO FEE | 3 BED / 2.5 BATH / 1600 SQ FT | REAR ATTACHED DOUBLE GARAGE | 9 FT CEILINGS | UNDEVELOPED BASEMENT | EST. Q2 2027 POSSESSION &ndash; Welcome to the Clover model by Minto Communities, an award-winning Canadian builder, located in East Hills Crossing, one of southeast Calgary's fastest-growing and most convenient communities. These thoughtfully designed lane townhomes offer modern finishes, functional layouts, and long-term value in a location that truly stands out. The main floor features a bright, open-concept design with 9-foot ceilings, creating a spacious and airy feel throughout. At the front of the home is a generous living room and welcoming entryway complete with a front porch and at-grade patio&mdash;perfect for enjoying the outdoors or greeting guests. Toward the back, the kitchen serves as the heart of the home with a central island, stainless steel appliances, and contemporary finishes, seamlessly connecting to the dining area. A convenient half bath and mudroom are tucked away just off the kitchen, providing direct access to the rear attached double garage and helping keep daily life organized and efficient. Upstairs, you&rsquo;ll find a thoughtfully designed upper level focused on comfort and flexibility. The spacious primary bedroom easily accommodates a king-sized bed and includes a walk-in closet and private 4-piece ensuite, along with extra storage and space for a desk. A large bonus room provides an ideal secondary living space for relaxing or entertaining. Two additional well-sized bedrooms are located nearby, along with a pocket office perfect for working from home or studying. A spacious laundry room and full bathroom complete the upper floor. The home also includes a full, undeveloped basement with rough-in for a

3-piece bathroom, offering excellent future potential to add a recreation space, home gym, or additional storage as your needs evolve. Ideally situated across from East Hills Crossing Shopping Centre and Costco, this location offers exceptional convenience with shopping, dining, and everyday services just steps away. Public transit is nearby, providing a quick commute to downtown Calgary. East Hills is a vibrant, well-connected southeast community known for its green spaces, pathways, and easy access to major roadways including 17 Ave SE. Combining modern design, a functional floor plan, and an unbeatable location, this is an excellent opportunity to secure a brand-new corner townhome in East Hills with estimated completion in Q2 2027. Book your visit at the presentation centre today for more details!  
\*Photos are representative\*