



**8528 21 Avenue SE**  
**Calgary, Alberta**

**MLS # A2300478**



**\$415,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Rear, Insulated, Oversized, Single Garage		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape, Paved, R		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 193
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this 2022-built townhome in Belvedere. This is a sleek, modern aesthetic offering a highly intentional layout. It skips the unused square footage in favor of clean lines, brilliant natural light, and a genuinely low-maintenance lifestyle. The main floor is anchored by a bright, white kitchen featuring a large island, stainless steel appliances, and direct access to the south-facing balcony. Leave the patio door open in the morning, and you get a perfect cross-breeze moving completely through the living space. This floorplan prioritizes efficiency, offering two dedicated bedrooms alongside a versatile ground-level flex room that easily functions as a home office or workout space. Upstairs, the carpeted stairways and private quarters lean heavily into comfort, providing a quiet, cozy warmth that hard flooring simply cannot replicate. Downstairs, the oversized attached garage is a massive value-add; it is already drywalled and ready for you to customize with a workbench or extensive gear storage. Belvedere is rapidly establishing itself as a highly convenient hub. You are walking distance to brand-new amenities, with Costco serving as the practical anchor for your weekly runs. When you need to commute, the nearby BRT line provides rapid transit straight into downtown, while Chestermere Beach is only a short drive east for your weekends. It comes down to this: a turn-key 2022 build with immediate community anchors, rapid transit, and a private, oversized garage, giving you a highly efficient lifestyle right out of the gate.