

# \$519,900 - 8497 21 Avenue Se, Calgary

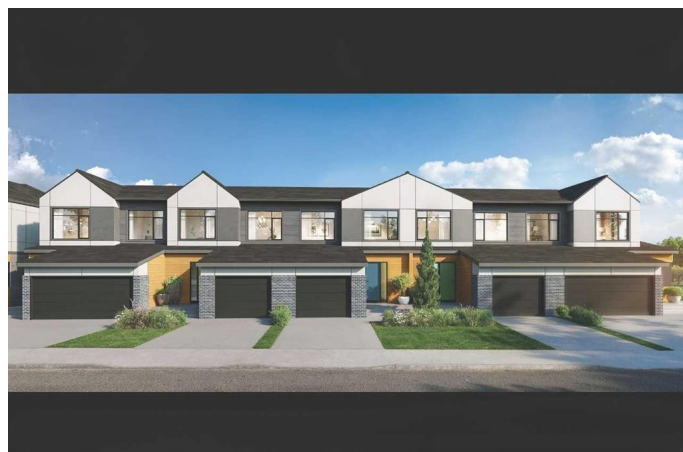
MLS® #A2207707

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,486 sqft  
Residential on 0.04 Acres

Belvedere., Calgary, Alberta

A Walkable, Livable Community East Hills Crossing presents an ever-expanding array of convenient amenities and connection. East Hills Shopping Centre is right across the street from the community, making it incredibly easy to pick up groceries, go for a bite to eat, or watch a movie. Whether you're commuting to work, meeting friends, or heading downtown, East Hills Crossing offers unbeatable connectivity. With direct access to Stoney Trail, Calgary's ring road, you can easily navigate the entire city, while 17th Avenue SE and Memorial Drive provide a quick and direct route into downtown. For added convenience, the nearby Bus Rapid Transit (BRT) stations at 17th Ave and 84th St are open, offering a fast and efficient transit option. No matter how you travel, getting where you need to go is effortless from East Hills Crossing. Meet and mingle with your neighbours in East Hills Crossing's vibrant neighbourhood park, connected to the entire community through walkable paths. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2207707
Price	\$519,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,486
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	8497 21 Avenue Se
Subdivision	Belvedere.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A7W8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Bathroom Rough-in, Kitchen Island, Soaking Tub, Stone Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Composite Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market        1

Zoning                 TBD

### **Listing Details**

Listing Office           Bode Platform Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.