

\$449,900 - 8508 21 Avenue Se, Calgary

MLS® #A2270515

\$449,900

2 Bedroom, 2.00 Bathroom, 1,359 sqft

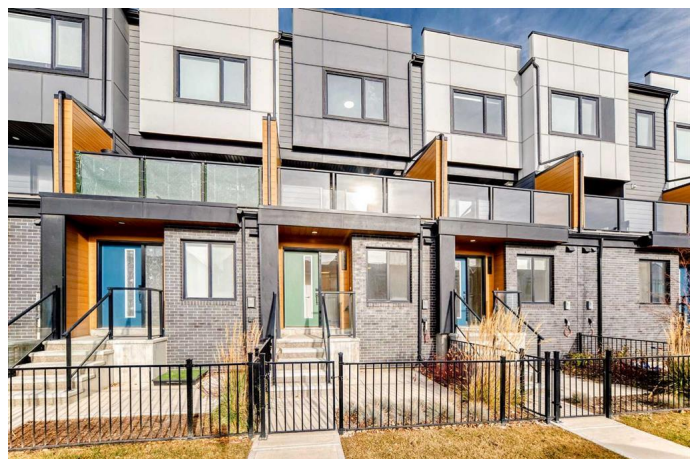
Residential on 0.02 Acres

Belvedere., Calgary, Alberta

Beautiful Townhome in East Hills Crossing â€” 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 chefâ€™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 doorâ€”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.

DONâ€™T WAITâ€”modern townhomes in this prime location sell quickly. Schedule your



exclusive private showing today and secure
your new home!

Built in 2022

Essential Information

MLS® #	A2270515
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,359
Acres	0.02
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	8508 21 Avenue Se
Subdivision	Belvedere.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X 0L5

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer
Heating	Central

Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	2
Zoning	M-1

Listing Details

Listing Office	Elevate Property Management
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