ROBERT HART MOORE GRASSROOTS REALTY GROUP

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8497 21 Avenue SE Calgary, Alberta

MLS # A2207707



\$523,200

Division:	Belvedere					
Type:	Residential/Five Plus					
Style:	2 Storey					
Size:	1,486 sq.ft.	Age:	2025 (0 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Single Garage Attached					
Lot Size:	0.04 Acre					
Lot Feat:	Back Yard, Cul-De-Sac, Street Lighting					

Floors:Carpet, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:See RemarksLLD:-Exterior:Brick, Composite Siding, Vinyl Siding, Wood FrameZoning:TBD	Heating:	Forced Air, Natural Gas	Water:	-
Basement: See Remarks LLD: -	Floors:	Carpet, Vinyl Plank	Sewer:	-
	Roof:	Asphalt Shingle	Condo Fee:	-
Exterior: Brick, Composite Siding, Vinyl Siding, Wood Frame Zoning: TBD	Basement:	See Remarks	LLD:	-
	Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation: Poured Concrete Utilities: -	Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Kitchen Island, Soaking Tub, Stone Counters

Inclusions: AC Rough in and BBQ line to the back deck.

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.