

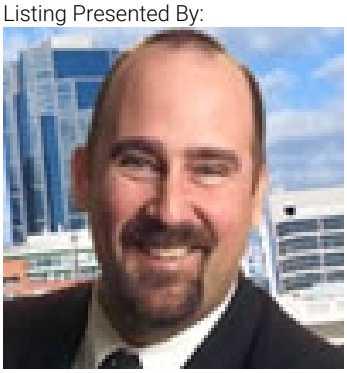
8493 21 Avenue Calgary Alberta

$539,990

NEW BUILD TOWNHOME | NO CONDO FEES | 3 BED / 2.5 BATH / 1,516 SQ FT | DEVELOPED BASEMENT | SINGLE ATTACHED GARAGE + DRIVEWAY | POSSESSION SEPT-DEC 2026 - Welcome to the Sable model by Minto Communities, an award-winning Canadian builder with over 70 years of experience, located in East Hills Crossing, one of southeast Calgary's fastest-growing and most convenient communities. These thoughtfully designed townhomes feature modern finishes, functional layouts, and long-term value in a location that truly stands out. This unit offers a smart and efficient floor plan designed for everyday comfort. The main floor features a spacious kitchen complete with a kitchen island, stainless steel appliances, and ample cabinetry and storage. The dining area is conveniently located beside the kitchen, flowing seamlessly into the large living space at the back of the home. From here, step outside to your backyard that backs onto green space that is ideal for relaxing or entertaining. Back inside, the front of the home features a spacious foyer, a conveniently tucked-away 2-piece bathroom, and access to your single attached garage. Upstairs, the large primary bedroom includes a walk-in closet and a bright ensuite bathroom. Two additional well-sized bedrooms, a full 4-piece bathroom, and a generous upper-level laundry room complete the second floor. The basement is fully developed and includes a large recreation room and storage. Ideally situated directly across from East Hills Crossing Shopping Centre and Costco, this location delivers unmatched convenience with shopping, dining, and everyday services just steps away. Public transit is nearby, offering a quick and easy commute to downtown Calgary. East Hills is a vibrant, well-connected southeast community known for its thoughtful planning, green spaces, pathways, and easy access to major roadways and 17 Avenue SE. Combining modern d...

Recreational, Games room 22.00 Ft x 28.25 Ft
Storage 8.83 Ft x 5.50 Ft
Furnace 5.17 Ft x 9.58 Ft
2pc Bathroom 3.42 Ft x 6.67 Ft
Dining room 9.92 Ft x 11.67 Ft
3pc Bathroom 9.83 Ft x 4.75 Ft
4pc Bathroom 5.08 Ft x 8.50 Ft
Bedroom 10.25 Ft x 9.58 Ft
Bedroom 10.08 Ft x 9.75 Ft
Laundry room 7.00 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

https://linktr.ee/benlikepen

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 12.92 Ft x 9.42 Ft

Living room 12.83 Ft x 15.58 Ft

Primary Bedroom 15.58 Ft x 11.58 Ft

Other 7.17 Ft x 7.58 Ft