



8530 21 Avenue Calgary Alberta

\$339,900

NEW BUILD | LOW CONDO FEES | 2 BED / 1.5 BATH / 1000 SQ FT TOTAL LIVING SPACE | TITLED PARKING

STALL | EST. Q1 2027 POSSESSION - Welcome to the Link model at Metro Townhomes 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 stacked townhomes offer modern finishes, functional layouts, and long-term value in a location that truly stands out. This lower-level unit features a smart and efficient floor plan designed for everyday comfort.

The main level welcomes you with a spacious foyer that flows into a functional kitchen complete with stainless steel appliances, a central island, and ample storage space. Just off the kitchen is a massive living room, perfect for relaxing or entertaining. A convenient half bath is also located on this level, with the option to upgrade to a full 3-piece bathroom with a shower for added flexibility. Downstairs, you'll find two well-sized bedrooms, a full bathroom, laundry, and plenty of storage space, creating a private and practical lower level ideal for homeowners or investors alike. The home includes a titled parking stall and low condo fees, adding to the overall value and affordability. Ideally situated directly across from East Hills Crossing Shopping Centre and Costco, this location offers unmatched convenience with shopping, dining, and services just steps away. Public transit is nearby, providing a quick and easy commute to downtown Calgary in minutes. 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 Ave SE. Combining modern design, a functional floor plan, and an unbeatable location, this is an excellent opportunity to secure a brand-new home in East ...

Primary Bedroom 12.33 Ft x 10.75 Ft

Bedroom 10.17 Ft x 9.83 Ft

Laundry room 3.08 Ft x 3.08 Ft

Furnace 8.83 Ft x 4.25 Ft

4pc Bathroom 7.75 Ft x 5.08 Ft

Kitchen 12.17 Ft x 9.25 Ft

Living room 15.00 Ft x 12.75 Ft

Foyer 5.00 Ft x 4.75 Ft

2pc Bathroom 5.42 Ft x 5.42 Ft

Listing Presented By:



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RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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