

3, 8511 21 Avenue SE  
Calgary, Alberta

MLS # A2259436

\$519,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| 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: | 0.08 Acre              |        |                  |
| Lot Feat: | Back Yard              |        |                  |

|             |                                                |            |     |
|-------------|------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                        | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank                            | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -   |
| Basement:   | Full, Unfinished                               | LLD:       | -   |
| Exterior:   | Cement Fiber Board, Wood Frame                 | Zoning:    | TBD |
| Foundation: | Poured Concrete                                | Utilities: | -   |
| Features:   | Kitchen Island, Open Floorplan, Stone Counters |            |     |

Inclusions: N/A

Tremendous value in this single front attached garage home with additional parking on the driveway. Enjoy the sunny south facing yard, or spacious open living plan. With three bedrooms, 2.5 bathrooms and a basement ready for potential future development, this home has it all. Photos are representative.