

\$539,000 - 313, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2199074

\$539,000

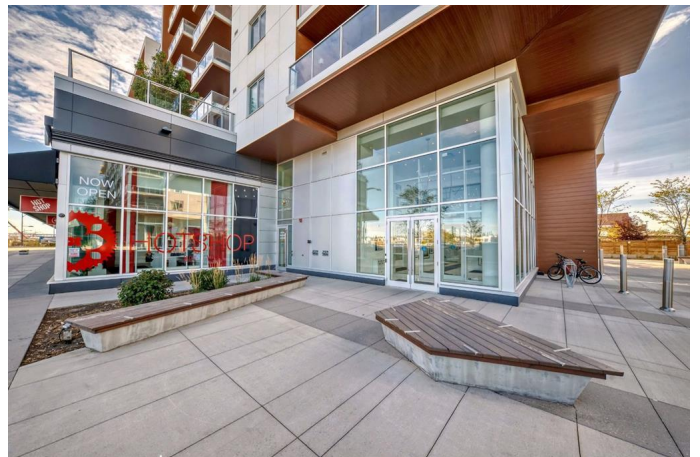
2 Bedroom, 2.00 Bathroom, 1,033 sqft
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Step into this stunning 2-bedroom, 2-bathroom + 1-den residence, where luxury and convenience seamlessly blend. This immaculate home is a true sanctuary, featuring contemporary elegance with exceptional balcony space for outdoor enjoyment.

The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite bathroom, while the second bedroom is complemented by a stylish 3-piece washroom. Both bathrooms boast luxurious tiled flooring, enhancing the overall feel of sophistication. Upon entry, you'll be welcomed by herringbone-style flooring and an abundance of natural light flowing through 9-ft ceilings and floor-to-ceiling windows. The kitchen is a culinary enthusiast's dream, complete with a large island, full-height cabinetry, soft-close doors and drawers, quartz countertops, LED spotlights, and top-of-the-line appliances. The convenience of an in-suite laundry room with washer/dryer adds to the appeal of this well-designed space.

This residence offers easy access to a variety of amenities, including ground-floor retailers just steps from your door. Enjoy the luxury of a social room, bike storage, concierge service, and the convenience of nearby businesses. Situated in a highly sought-after area, you'll be close to a wide range of amenities, including shopping, schools, downtown, and the mountains. The building features a curated selection of commercial tenants, including UNA Pizza, Deville Coffee,



F45 Gym, and more on the ground floor. With only a 15-minute drive to downtown and 5 minutes to Winsport Canada Olympic Park, this location offers the perfect balance of urban living and outdoor recreation. Plus, easy access to major roads and highways makes navigating the city a breeze.

Don't miss out on this extraordinary opportunity to make this luxurious apartment your new home. Experience the perfect blend of comfort, style, and convenience—schedule your viewing today!

Built in 2019

Essential Information

MLS® #	A2199074
Price	\$539,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	313, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6B6

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Party Room
-----------	---

Parking Spaces 1
Parking Underground

Interior

Interior Features Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating Fan Coil
Cooling Central Air
of Stories 8

Exterior

Exterior Features Balcony
Construction Concrete, Metal Siding

Additional Information

Date Listed March 7th, 2025
Days on Market 34
Zoning DC

Listing Details

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.