# \$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'II 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'II 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 convenienceâ€"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 28
Zoning DC

## **Listing Details**

Listing Office RE/MAX Complete Realty

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