

# \$599,786 - 315, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2202391

**\$599,786**

2 Bedroom, 2.00 Bathroom, 983 sqft  
Residential on 0.00 Acres

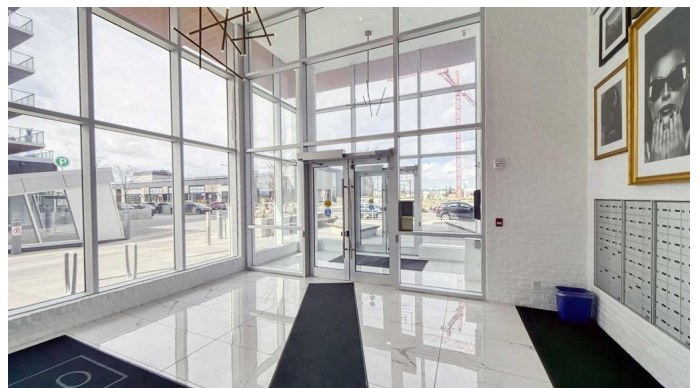
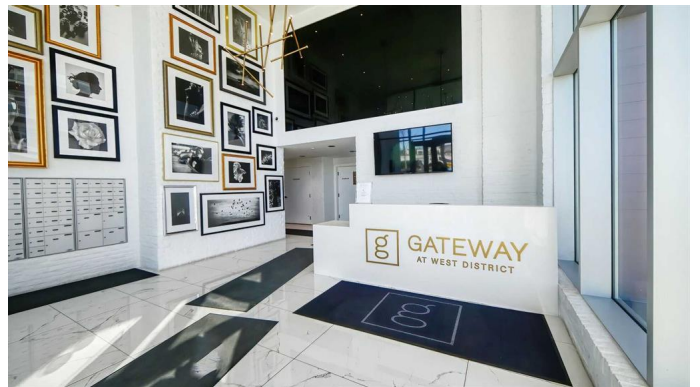
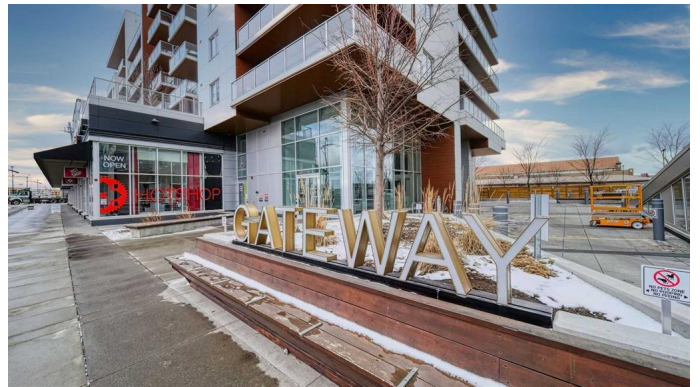
West Springs, Calgary, Alberta

If you are looking for a home with Personality, Style, Comfort and Functionality, this is it!!!. Located in the Vibrant and Desirable community of West Springs, close to green spaces, pathways, Transit, Shopping, Playgrounds and top notch Schools. Enjoy lots of Natural Light with this practical open plan design. Luxury 2 Bedroom + Den, 2 Bathrooms Corner unit. Impressive 9 feet high ceilings, floor to ceiling windows, Luxury Vinyl flooring in Herringbone pattern. Upgraded finishing throughout with classy hardware, bathroom and Backsplash tiles. Beautiful kitchen with White Quartz counter tops, Gas stove, integrated fridge and lots of cabinets. Extended private Balcony for you to enjoy your summer, plus a Roof top patio too. This building offer many extra amenities for you to convenience. There is a Recreation room, and lounge area to receive and socialize with visitors, Concierge service, Solid Concrete construction. Titled, secured underground heated parking, plus visitor parking. Enjoy Living in a beautiful home in a community that has a lot to add to your lifestyle - Fine Dining, a lot of Culture, Boutique Shopping, fitness centers, spas and lot more friendly spaces. A great space to come home to.

Built in 2019

## Essential Information

MLS® #                      A2202391



|                |                   |
|----------------|-------------------|
| Price          | \$599,786         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 983               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 315, 8445 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6B6                       |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking, Roof Deck |
| Parking Spaces | 1  |
| Parking        | Parkade, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                   |
| Heating           | Fan Coil   |
| Cooling           | Central Air  |
| # of Stories      | 8  |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### **Additional Information**

Date Listed March 24th, 2025

Days on Market 22

Zoning DC

## **Listing Details**

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.