

# \$514,999 - 313, 8445 Broadcast Avenue Sw, Calgary

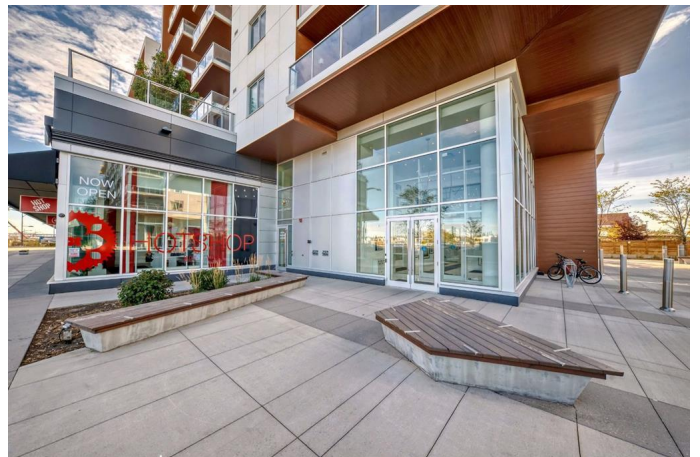
MLS® #A2213025

**\$514,999**

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! (back on market due to financing)

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213025          |
| Price          | \$514,999         |
| 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 | T3H 6B6                       |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Elevator(s), Party Room, Secured Parking, Visitor Parking |
| 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    | April 18th, 2025 |
| Days on Market | 60               |
| Zoning         | DC               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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