

# \$429,000 - 607, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2187361

**\$429,000**

2 Bedroom, 2.00 Bathroom, 759 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Beautiful 2 bedroom condo with mountain views! This condo comes with high end finishings including herringbone flooring, quartz counter tops, integrated fridge, floor to ceiling windows, spa-like bathrooms with tile surround shower. The kitchen has an overside island which allows for seating of 6 people. The living room has floor to ceiling windows that offer views of the gorgeous mountains and North Calgary. The balcony is covered and has a power outlet and natural gas hookup. The primary bedroom also has floor to ceiling windows with a modern ensuite and walk in closet. Pocket doors throughout the unit save space. The location is amazing, close to all amenities, tons of restaurants, cafes, gym and grocery stores. The building is just off Stoney Trail so only 1 hour to Banff and less than an hour to Canmore. 20 minute commute to downtown Calgary! The building has concierge working Mon-Friday in the beautiful lobby. There is a residents lounge in the building which offers tons of space for entertaining and a rooftop terrace

Built in 2019

## Essential Information

MLS® #	A2187361
Price	\$429,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	759
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	607, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B6

### **Amenities**

Amenities	Elevator(s), Garbage Chute, Other, Parking, Park, Party Room, Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Secured, Underground

### **Interior**

Interior Features	See Remarks, Closet Organizers, Elevator, Vinyl Windows, Kitchen Island, No Animal Home, Quartz Counters, Recreation Facilities, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Gas Stove, Microwave, Washer/Dryer Stacked
Heating	Fan Coil
Cooling	Central Air
# of Stories	7

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Cement Fiber Board, Concrete, Metal Siding

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	95

Zoning DC

## **Listing Details**

Listing Office Honestdoor Inc.

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.