

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

MLS® #A2199074

**\$539,000**

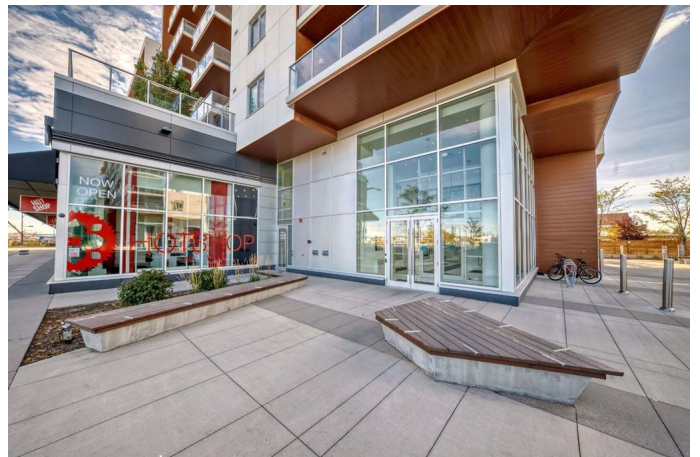
2 Bedroom, 2.00 Bathroom, 1,033 sqft  
Residential on 0.00 Acres

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
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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 7  
Zoning DC

### **Listing Details**

Listing Office RE/MAX Complete Realty

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