

# \$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

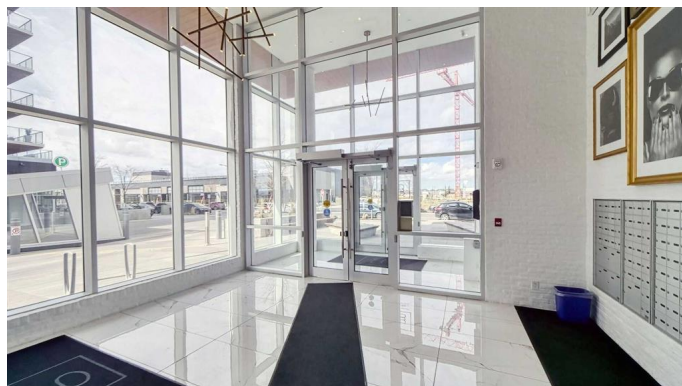
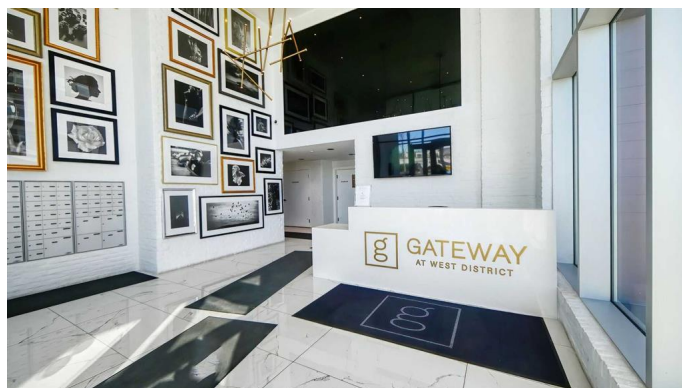
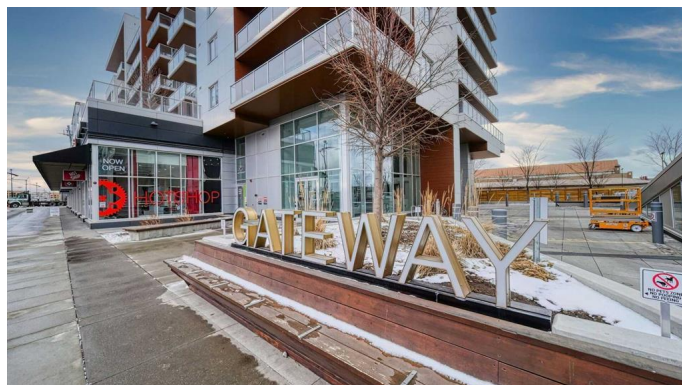
If you are looking for a home with Personality, Style, Comfort and Functionality, this is it!!!. Located in the Vibrant and Desirable community of West Springs, close to green spaces, pathways, Transit, Shopping, Playgrounds and top notch Schools. Enjoy lots of Natural Light with this practical open 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	45
Zoning	DC

## **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.