

# \$399,990 - 506, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2187641

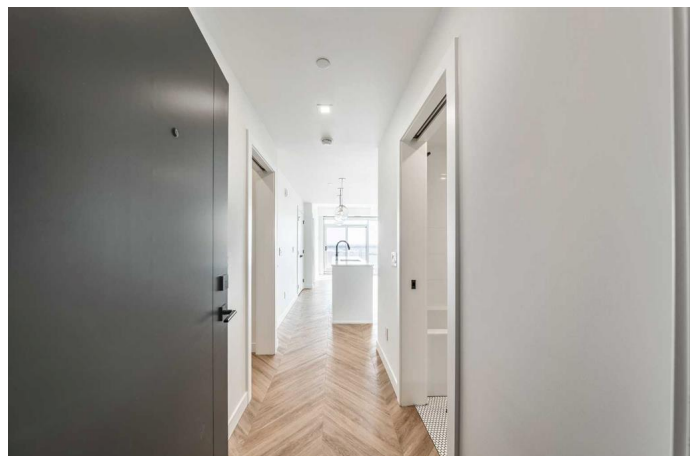
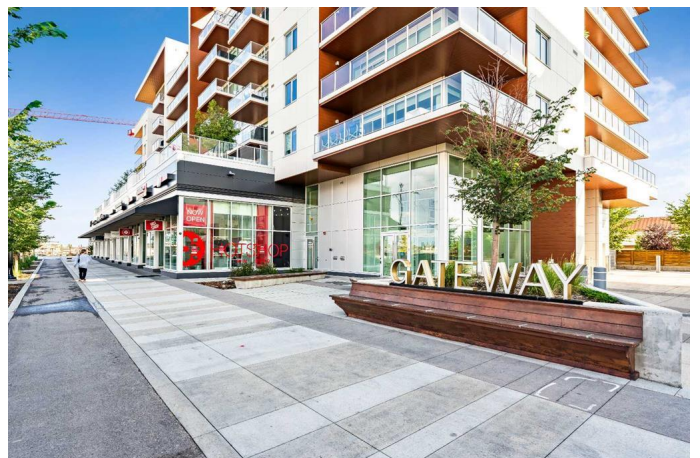
**\$399,990**

2 Bedroom, 2.00 Bathroom, 584 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Amazing opportunity to own in This Bright 2 Bed 2 Bath Luxury Apartment in a CONCRETE BUILDING in upscale West Springs with incredible southerly MOUNTAIN VIEWS. Chevron wide plank flooring through all the living areas, with tiled bathrooms that make it feel you are at the spa. Kitchen has Superior Cabinets with pull-out shelves, gas cooktop, gold brushed handles in kitchen paired with matte black plumbing fixtures. Unique modern square LED lights, Floor to ceiling windows, and 9â€™™ ceilings add to the sense of urban luxury. The Stone countertop and eating bar make for a great place to have a meal or coffee, and the balcony is a great spot to kick back and look out at the amazing views, high up on the 5th floor, above all its surroundings. The building features TWO ELEVATORS, an inviting owner's lounge, a relaxed space for social gatherings and game nights for you to enjoy with guests. There is also a top floor balcony to get a tan, underground visitor parking, and concierge service in the lobby. Just out the building door has offers F45 fitness centre, massage clinic and salons. Excellent dining options right outside your front door, with scrumptious options such as Blanco Cantina, Deville's coffee, La Diperie ice cream, and Una's Pizza, and plenty more incredible dining, retail and service options just two blocks away. With the convenience of living just 15 minutes from downtown, and being surrounded by commercial spaces, parks, and recreational



areas, this is the perfect place for the whole family to enjoy. INCLUDES A STORAGE LOCKER and a titled UNDERGROUND PARKING STALL.

Built in 2021

### Essential Information

MLS® #	A2187641
Price	\$399,990
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	584
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	506, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking, Roof Deck, Recreation Room
Parking Spaces	1
Parking	Underground, Stall

### Interior

Interior Features	Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Washer

Heating	Fan Coil
Cooling	Central Air, Sep. HVAC Units
# of Stories	8

### **Exterior**

Exterior Features	None
Construction	Concrete, Metal Siding

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	55
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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