

# \$524,999 - 313, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2213025

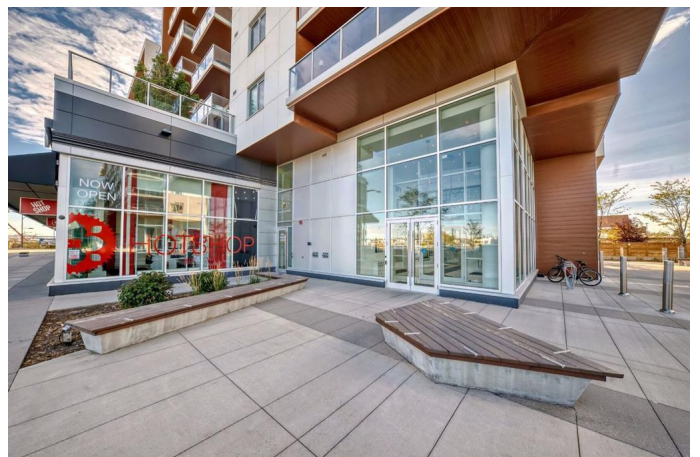
**\$524,999**

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. Donâ€™t miss out on this extraordinary opportunity to make this luxurious apartment your new home. Experience the perfect blend of comfort, style, and convenienceâ€”schedule your viewing today!

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213025          |
| Price          | \$524,999         |
| 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 | 17               |
| Zoning         | DC               |

**Listing Details**

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

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