

# \$439,900 - 205, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2248724

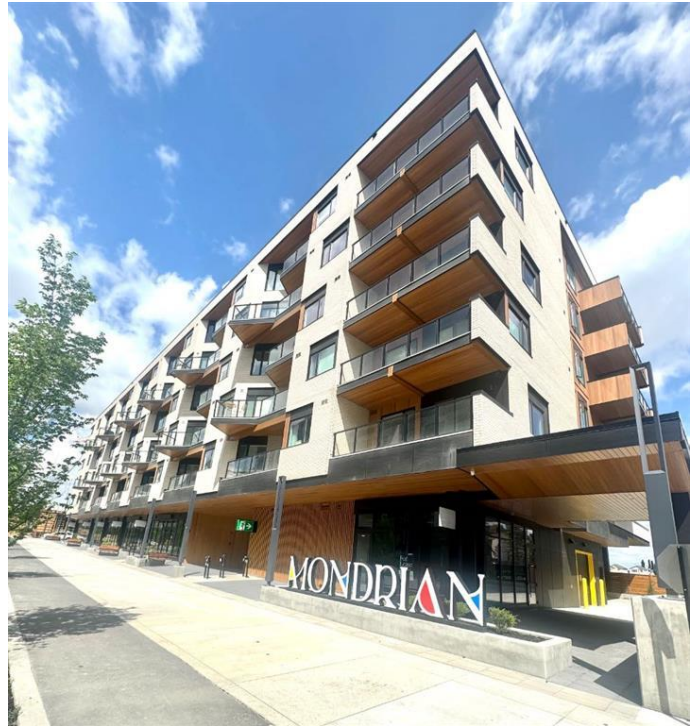
**\$439,900**

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience contemporary living at it's finest in this brand-new, 2-bedroom plus Den, 2-bathroom condo in Calgary's coveted West District. Boasting 9-ft ceilings and oversized windows, this stunning home is bathed in natural light, offering a spacious, inviting ambiance. The expansive balcony creates an ideal spot for enjoying the outdoors, whether for quiet relaxation or hosting friends. The sleek, modern kitchen features quartz countertops, top-tier stainless steel appliances and stylish cabinetry. Unwind in the spa-inspired bathroom, designed with luxurious finishes, while the convenience of an in-suite washer and dryer adds ease to effortless everyday living. Smart home features like pre-installed Telus internet equipment and a WiFi-enabled thermostat ensure seamless connectivity. Other features include a rooftop terrace, air conditioning, heated underground parking, bike storage and assigned storage space. Located in a massive mixed-use community, just steps away from an unprecedented high street of eight blocks of various retail, dining and entertainment options. Enjoy an 8.4 acre Radio Park that includes year-round programming with an amphitheatre overlooking a reflecting pool, spray park, skate park, basketball court, natural areas and much more. A must see! Book your viewing today.



Built in 2025

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248724          |
| Price          | \$439,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 794               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 205, 8370 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H6L3                        |

## Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking, Roof Deck |
| Parking Spaces | 1                                                                                               |
| Parking        | Titled, Underground                                                                             |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Beamed Ceilings, Recreation Facilities                    |
| Appliances        | Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard                                                                                                                                |
| Cooling           | Central Air                                                                                                                              |
| # of Stories      | 6                                                                                                                                        |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Courtyard, Garden, Playground |
|-------------------|----------------------------------------|

Construction            Composite Siding, Concrete, Wood Frame

**Additional Information**

Date Listed            August 15th, 2025  
Days on Market        16  
Zoning                   MU-2

**Listing Details**

Listing Office           Century 21 Bravo Realty

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.