

# \$429,000 - 607, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2187361

**\$429,000**

2 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Beautiful 2 bedroom condo with mountain views! This condo comes with high end finishings including herringbone flooring, quartz counter tops, integrated fridge, floor to ceiling windows, spa-like bathrooms with tile surround shower. The kitchen has an overside island which allows for seating of 6 people. The living room has floor to ceiling windows that offer views of the gorgeous mountains and North Calgary. The balcony is covered and has a power outlet and natural gas hookup. The primary bedroom also has floor to ceiling windows with a modern ensuite and walk in closet. Pocket doors throughout the unit save space. The location is amazing, close to all amenities, tons of restaurants, cafes, gym and grocery stores. The building is just off Stoney Trail so only 1 hour to Banff and less than an hour to Canmore. 20 minute commute to downtown Calgary! The building has concierge working Mon-Friday in the beautiful lobby. There is a residents lounge in the building which offers tons of space for entertaining and a rooftop terrace

Built in 2019

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2187361  |
| Price     | \$429,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                |
|----------------|----------------|
| Full Baths     | 2              |
| Square Footage | 759            |
| Acres          | 0.00           |
| Year Built     | 2019           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 607, 8445 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6B6                       |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Garbage Chute, Other, Parking, Park, Party Room, Roof Deck, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                                                         |
| Parking        | Secured, Underground                                                                                      |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Closet Organizers, Elevator, Vinyl Windows, Kitchen Island, No Animal Home, Quartz Counters, Recreation Facilities, Walk-In Closet(s) |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Gas Stove, Microwave, Washer/Dryer Stacked                                                                   |
| Heating           | Fan Coil                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                        |
| # of Stories      | 7                                                                                                                                                  |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting            |
| Construction      | Cement Fiber Board, Concrete, Metal Siding |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2025 |
| Days on Market | 94                 |

Zoning

DC

Listing Details

Listing Office

Honestdoor Inc.

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