

# \$499,999 - 513, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2198817

**\$499,999**

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to your new urban retreat! This stunning modern apartment, spanning nearly 800 SqFt, combines sophisticated design with modern living. The spacious open floor plan is enhanced by light chevron-patterned hardwood floors, creating a seamless flow throughout the home. Large windows invite natural light into the living area, which extends to a generous balcony—an ideal space for relaxing, entertaining, or enjoying your morning coffee. The kitchen invites culinary creativity, featuring sleek quartz countertops and a large island that provides ample space for meal preparation or casual dining. Thoughtful design continues into the primary suite, where a spacious walk-in closet offers plenty of storage and organization. Both bathrooms are beautifully finished with sharp penny tile, adding texture and style. Every detail of this home has been carefully considered, offering both style and functionality. With a titled parking spot, in unit washer/dryer and a prime location offering an abundance of local amenities, swift access to downtown, top private schools, and scenic escapes via Highway 1, this unit promises a perfect blend of sophistication and convenience.

Built in 2020

## Essential Information

MLS® #

A2198817



Price	\$499,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	770
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	513, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

### Amenities

Amenities	Elevator(s), Garbage Chute, Party Room, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Built-in Features, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Built-In Oven, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Mixed

### Additional Information

Date Listed	March 3rd, 2025
Days on Market	144
Zoning	DC

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.