

# \$450,000 - 205, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2207438

**\$450,000**

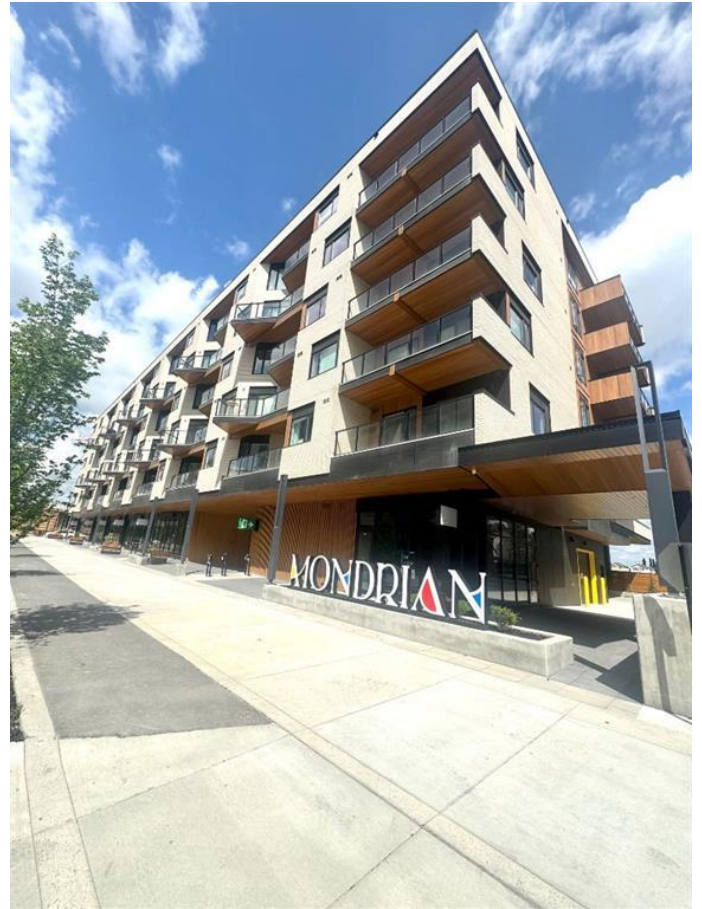
2 Bedroom, 2.00 Bathroom, 794 sqft

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® #         | A2207438          |
| Price          | \$450,000         |
| 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, Roof Deck, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground, Titled   |

## Interior

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

## Exterior

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

Construction Composite Siding, Concrete,

Additional Information

Date Listed April 1st, 2025

Days on Market 116

Zoning MU-2

Listing Details

Listing Office Century 21 Bravo Realty



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