

# \$509,999 - 313, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2239836

**\$509,999**

2 Bedroom, 2.00 Bathroom, 1,033 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

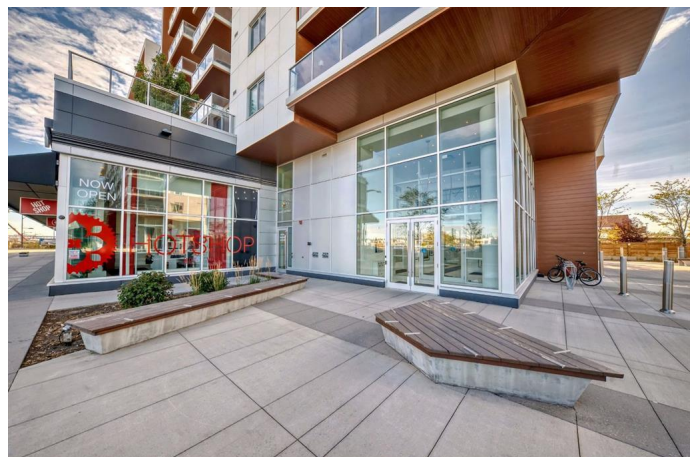
Experience upscale urban living in this immaculate 2-bedroom + den, 2-bathroom condo that blends comfort and elegance. Designed with high-end finishes throughout, this sunlit home features 9-ft ceilings, herringbone flooring, and floor-to-ceiling windows. The gourmet kitchen is a chef's dream with quartz countertops, full-height soft-close cabinetry, LED lighting, premium appliances, and a spacious island perfect for entertaining. The primary bedroom includes a walk-in closet and a 4-piece ensuite, while the second bedroom is paired with a sleek 3-piece bath. Enjoy your private balcony, in-suite laundry, and incredible building amenities like concierge service, social lounge, and bike storage. On the ground level are retail favourites like UNA Pizza, Deville Coffee, and F45, etc. With quick access to downtown, Winsport, and the mountains, this prime location offers the ultimate in luxury and convenience.

Schedule your private showing today—this opportunity won't last!

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2239836  |
| Price     | \$509,999 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,033             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| 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 | T3H6B6                        |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                            |
| Parking        | Underground                                  |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Oven, Range Hood, Washer/Dryer                                   |
| Heating           | Fan Coil                                                                                             |
| Cooling           | Central Air                                                                                          |
| # of Stories      | 8                                                                                                    |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 18              |
| Zoning         | DC              |

**Listing Details**

Listing Office                RE/MAX Complete 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.