

# \$499,900 - 205, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2207438

**\$499,900**

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience contemporary living at its best 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 to the ease of everyday living. Smart home features like pre-installed Telus internet equipment and a WiFi-enabled thermostat ensure seamless connectivity. Enjoy exclusive access to amenities like a rooftop patio, heated underground parking, bike storage and assigned storage space. This home offers style, convenience and hassle-free living. Located in a vibrant neighbourhood just steps away from dining, shopping, entertainment and transit options. Book your viewing today!



Built in 2025

## Essential Information

MLS® # A2207438

Price \$499,900

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	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, 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	Dishwasher, Microwave, Range Hood, Wall/Window Air Conditioner, Window Coverings, Built-In Refrigerator, Gas Range, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Other
# of Stories	6

### **Exterior**

Exterior Features	Balcony, Courtyard, Garden, Playground
Construction	Composite Siding, Concrete, Wood Frame

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 11

Zoning MU-2

## **Listing Details**

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.