

\$474,900 - 415, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2127041

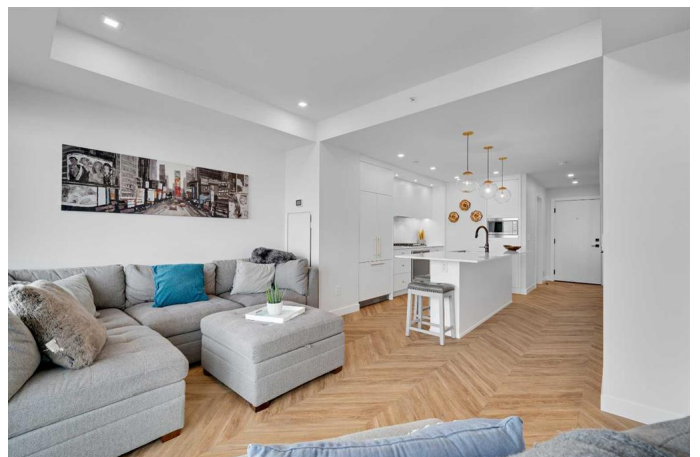
\$474,900

2 Bedroom, 2.00 Bathroom, 772 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Discover modern condo living in this West Springs gem, with nearly 775 sqft of upscale living, featuring two large bedrooms and two full bathrooms, tailored for comfort and efficiency. The living and dining areas showcase durable herringbone hardwood floors and natural light. The kitchen features quartz countertops and a custom backsplash, paired with upscale built in appliances for a sleek look. Practical additions like a pull-out pantry maximize space and functionality, making kitchen storage both simple and accessible. Each bedroom offers generous space for relaxation and privacy, with the primary suite including a 3 pc ensuite and generous walk in closet. Step outside to enjoy the large balcony, complete with a natural gas hook-up for a BBQ, perfect for outdoor dining and entertaining while enjoying views of the vibrant neighborhood and COP. Ideally located in the heart of new development, the condo is moments away from restaurants, schools, and public transport, making it ideal for both professionals and families. Its proximity to downtown and quick access to Stoney Trail facilitate easy commutes to the city or leisurely trips to the mountains. Includes a titled parking stall, and assigned storage. Amenities include Lobby Concierge Tues-Sat and a party/event room, as well as secure underground visitor parking. This condo is an excellent choice for those entering the housing market or seeking an upgrade to a lively, amenity-rich area of Calgary.



Built in 2019

Essential Information

MLS® #	A2127041
Price	\$474,900
Sold Price	\$469,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	772
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	415, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

Amenities

Amenities	Elevator(s), Party Room, Recreation Room, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Stall, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Electric
Cooling	Central Air
# of Stories	7

Exterior

Exterior Features	Other
Roof	Tar/Gravel
Construction	Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 15th, 2024
Days on Market	12
Zoning	DC
HOA Fees	1.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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