

\$579,000 - 615, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2141127

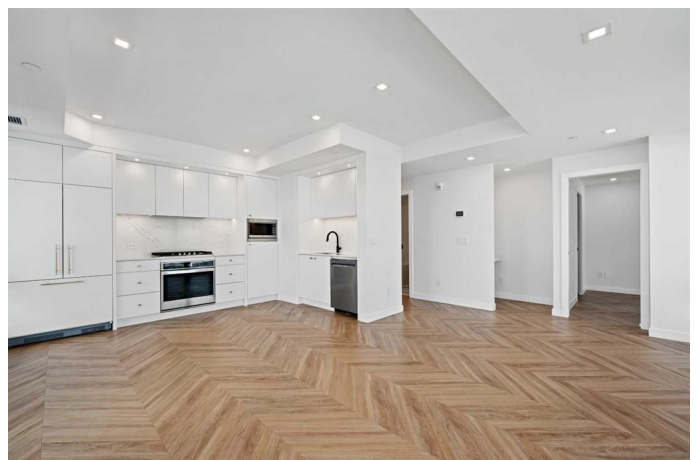
\$579,000

3 Bedroom, 2.00 Bathroom, 979 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway! CORNER UNIT with WRAPAROUND BALCONY! Bright and sunny 3 bedroom 2-bathroom open concept layout offers ton of natural light throughout the day. Beautiful open kitchen/dining/living with study is ideal for family gatherings and working from home. Sophisticated interior details such as chevron flooring, modern black hardware, quartz countertops, custom penny round mosaic tiles, integrated appliances, soft-close drawers, gas cooktop (gas line on patio), solid core doors, square pot lights are throughout the unit. Oversized windows allow light to flood the space, enhancing the overall ambiance. There are selected commercial tenants on the ground floor such as Deville Coffee, F45 gym, UNA Pizza, Metro Wine, Hot Shop Yoga etc. West Springs has pathways, playgrounds, sports fields, and picnic areas, offering residents spaces to enjoy nature and engage in leisure activities. West Springs is home to several schools, making it an attractive neighborhood for families. Some of the schools serving the community include West Springs School (K-4), West Ridge School (5-9), and Calgary French & International School (K-12). Elevate your lifestyle and experience the epitome of luxury living with this exceptional condo in West Springs. Only 15 minutes from Downtown, 60 minutes to the mountains and steps to shopping plazas with grocery stores, restaurants, cafes, fitness centers, and professional services. Amenities include an entertainment lounge and



concierge (open Monday to Friday 9am-5pm).
Pet friendly building (pet to be confirmed with the office). Do not miss excellent place to live or great investment opportunity! Seller is highly motivated and open to offers!

Built in 2019

Essential Information

MLS® #	A2141127
Price	\$579,000
Sold Price	\$570,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	615, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B6

Amenities

Amenities	Elevator(s), Party Room, Secured Parking, Storage
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Range Hood,

	Washer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 24th, 2024
Days on Market	41
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

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.