

\$914,888 - 108, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2150166

\$914,888

4 Bedroom, 3.00 Bathroom, 1,854 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience luxury and convenience in this stunning multi-level condo boasting OVER 1800 SQUARE FEET of living space. Located in West Springs, this meticulously designed unit features TWO TITLED PARKING SPOTS and a separate private entrance with a courtyard. The main level impresses with a bright white kitchen adorned with marbled quartz countertops and a large slab marbled quartz backsplash, complemented by brushed gold fixtures and seamlessly integrated paneled appliances. The living room, framed by expansive windows offering serene views of mature greenery, features a trayed ceiling detail that enhances the space's ambiance. The open floorplan effortlessly transitions between the main living, kitchen, and dining areas, perfect for both daily living and entertaining. Upstairs, discover additional versatile spaces including a cozy media room, spacious guest bedroom with large windows, additional bedroom that can function as an ideal home gym or office, and a convenient upper-level laundry room. Indulge in luxury with the primary bedroom suite in this exceptional condo. Featuring abundant space and strategically positioned large windows that flood the room with natural light from multiple angles. Step out onto your private deck to enjoy moments of relaxation outdoors. Inside, a spacious walkthrough closet provides ample storage and organization. The ensuite bathroom features a DOUBLE VANITY, elegant penny tile flooring, and a glass-framed



shower, combining style with functionality seamlessly. Step out your door and be met with a plethora of retail shopping and amenities just steps away. This strategic location offers quick access to downtown, Highway 1 for trips to Banff, and Calgary's top private schools!

Built in 2019

Essential Information

MLS® #	A2150166
Price	\$914,888
Sold Price	\$890,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,854
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	108, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6B6

Amenities

Amenities	Elevator(s), Party Room, Roof Deck, Secured Parking
Parking Spaces	2
Parking	Heated Garage, Side By Side, Titled, Underground

Interior

Interior Features	Double Vanity, Elevator, High No Smoking Home, Oper Entrance, Walk-In Closet(s)
Appliances	Gas Cooktop, Microwave, C Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, Lighting, Private En
Construction	Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	October 1st, 2024
Days on Market	75
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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