

# \$539,999 - 413, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2238449

**\$539,999**

2 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience modern luxury and everyday ease in this stunning 2-bedroom, 2-bathroom plus den condo. Boasting 9-ft ceilings, floor-to-ceiling windows, and elegant herringbone flooring, the bright open layout features a gourmet kitchen with quartz countertops, soft-close cabinetry, LED lighting, and premium appliances. The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite, while the second bedroom enjoys a sleek 3-piece bath. Additional perks include in-suite laundry, a private balcony, concierge service, social lounge, bike storage, and lively ground-floor retailers like F45 gym, coffee shops, yoga studios, boutiques, restaurants, and pizza spots. Close to all amenities like grocery stores, banks, etc. Just minutes from downtown and WinSport, with easy access to major roads, this home perfectly blends urban convenience with active living.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238449  |
| Price          | \$539,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,031     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2023              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 413, 8445 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H6B6                        |

### Amenities

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

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 32              |
| Zoning         | DC              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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