

\$422,500 - 216, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2206020

\$422,500

2 Bedroom, 1.00 Bathroom, 626 sqft

Residential on 0.00 Acres

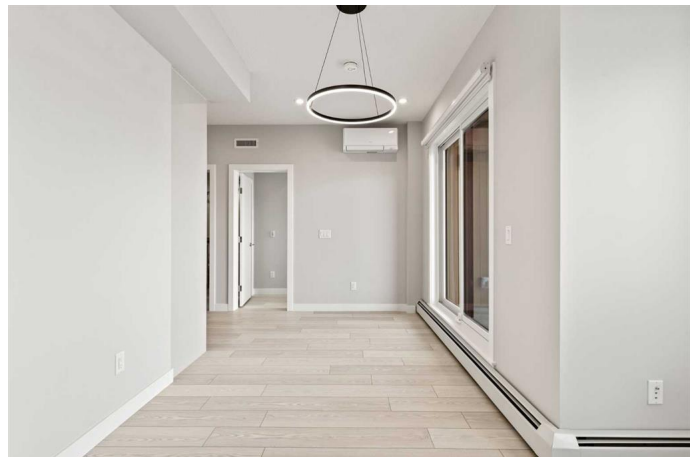
West Springs, Calgary, Alberta

Your dream condo in Calgary's West District just got more affordable! Discover modern living at its finest in this brand new, move in ready 2-bedroom, 1-bath condo in Calgary's sought-after West District. With 9-ft ceilings and large windows, this home is filled with natural light, creating a bright and airy atmosphere. Step onto your expansive balcony just as large as the unit itself, perfect for outdoor relaxation or entertaining.

The sleek, modern kitchen features quartz countertops, premium stainless steel appliances, and stylish cabinetry. A spa-inspired bathroom with high-end finishes enhances the luxury feel, while the in-suite washer and dryer add everyday convenience. Smart home features include pre-installed Telus internet equipment and a WiFi-enabled thermostat for seamless connectivity.

Located in a secure, concrete-built building, residents enjoy top-tier amenities, including a rooftop patio, heated underground parking, bike storage, and an assigned storage space. Low condo fees make maintenance-free living even more appealing.

This home comes with comprehensive warranty coverage for added peace of mind. Live in a vibrant, walkable community with shopping, dining and entertainment just steps away!



Built in 2024

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2206020 |
| Price | \$422,500 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 626 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 216, 8370 Broadcast Avenue Sw |
| Subdivision | West Springs |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H6L3 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking, Roof Deck |
| Parking Spaces | 1 |
| Parking | Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data |
| Appliances | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating | Baseboard |
| Cooling | Wall Unit(s) |
| # of Stories | 6 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Composite Siding, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 81 |
| Zoning | MU-2 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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