



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #305, Calgary T3H6B5

MLS® #: **A2119996**

Area: **West Springs**

Listing Date: **04/03/24**

List Price: **\$429,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **586**
Low Sqft:
Ttl Sqft: **586**

DOM

46

Layout

Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,High Ceilings,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Balcony	Main	10`11" x 7`2"	Living/Dining Room Combination	Main	9`3" x 11`2"
Bedroom - Primary	Main	9`2" x 9`6"	Walk-In Closet	Main	4`3" x 4`11"
3pc Ensuite bath	Main	5`5" x 7`7"	Laundry	Main	4`3" x 2`11"
Eat in Kitchen	Main	9`8" x 11`4"	Den	Main	8`2" x 8`8"
4pc Bathroom	Main	7`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$274

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1912016

Remarks

Pub Rmks:

Welcome to luxury living at its finest in the prestigious community of West Spring! Step into this high-rise condo and prepare to be captivated by its elegant design, high-end finishes, and unparalleled amenities. This exquisite residence boasts one spacious bedroom plus a den, offering versatility and ample space for work or relaxation. Indulge in the epitome of convenience with built-in appliances that blend seamlessly into the modern aesthetic, elevating your culinary experience to new heights. Take a moment to unwind and soak in the breathtaking views from your private balcony, the perfect spot to savor your morning coffee or unwind with a glass of wine as the sun sets over the city skyline. But the luxury doesn't end there - with restaurants conveniently located on the main level of the building, gourmet dining experiences are just an elevator ride away. Whether it's a quick bite or an indulgent meal, satisfy your cravings without ever leaving home. Nestled in a sought-after community, this condo offers more than just luxurious living - it provides access to top-notch schools and a sophisticated neighborhood ambiance that's sure to impress. Don't miss your chance to experience the epitome of upscale living in West Spring. Schedule your viewing today and discover the unparalleled elegance and convenience that awaits you in this prestigious high-rise condo.

Inclusions:

N/A

Property Listed By:

First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







