



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8445 BROADCAST Avenue #215, Calgary T3H6B6**

MLS® #: **A2134956**      Area: **West Springs**      Listing Date: **05/24/24**      List Price: **\$600,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **910**  
 Low Sqft:  
 Ttl Sqft: **910**

**Guest,Heated Garage,In Garage Electric Vehicle Charging Station(s),Oversized,Parkade,Secured,Stall,Titled,Underground**

DOM

**32**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Garden**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Recreation Facilities,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Atrium</b>	<b>Main</b>	<b>8`10" x 3`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`0" x 3`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 9`7"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`9" x 4`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 12`3"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 8`5"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>15`6" x 12`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 9`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`7" x 7`5"</b>
<b>Balcony</b>	<b>Main</b>	<b>29`8" x 17`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$536**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

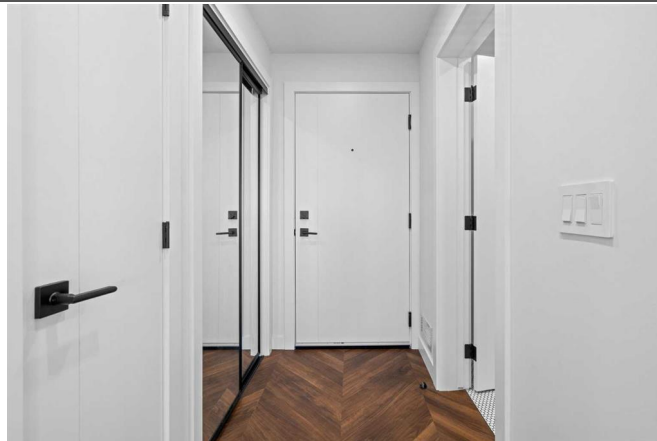
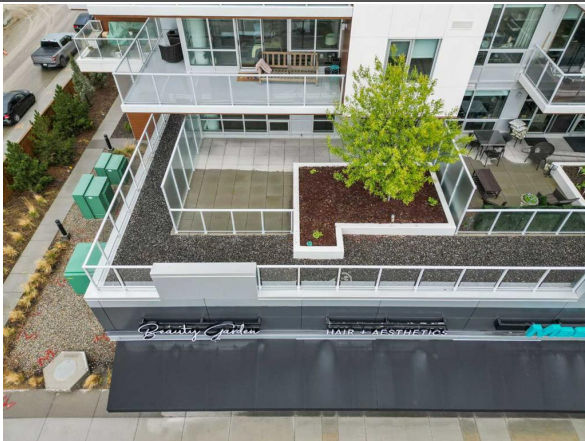
Legal Desc: **1912002**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SATURDAY & SUNDAY, JUNE 22ND & 23RD FROM 2PM - 4PM\*\* An awe-inspiring Luxury Condominium nestled in the highly coveted, CONCRETE BUILT, Gateway in West District by Truman Homes. Exceptionally maintained throughout, #215 - 8445 Broadcast Avenue SW vaunts a ONE-OF-ONE Corner Unit Floor-Plan. With 910 Finished Square Feet, this commodious residence encompasses high quality executive living complimented with exceptional craftsmanship throughout and includes a Titled Underground Parking Stall and Assigned Storage Unit. Most distinctively, the condo's exterior features a 529 Square Foot Private Balcony with a treed planter and gas line for BBQ. The interior features chevron patterned Luxury Vinyl Plank Flooring with Acoustic Underlay that merges the Living Room with 9-Foot Painted Ceilings, Dining Area, and a Chef's Kitchen with Quartz Countertops, Island with seating, Smooth Panel Door Cabinetry levered with Anti-Scuff and Scratch Hardware with Refrigerator, Microwave, and Dishwasher Built-Ins. The Kitchen also includes a Premium Stainless Steel Gas Cook-Top, Range Hood, and Oven Built-In. An Owner's Retreat is comprised of a spacious Bedroom, a Walk-In Closet, and a Beautiful 4-Piece Ensuite. A secondary Bedroom generous in size and a 4-Piece Bathroom with Bathtub and In-Suite Laundry complete the unit's floorplan. Additional building highlights include a same-level Owner's Lounge, Heated Underground Parkade with Electric Vehicle Charging, Energy Efficient Building Design including Mechanical and Distribution Systems, Bicycle Storage, Lobby Concierge, and ground level Restaurants, Shops, and Health/Wellness Studios. Superbly located only steps away from the Calgary French & International School and minutes from other Top Tier schools including Webber Academy, Rundle College, and Ernest Manning High School. Enjoy Prominent Shopping/Dining and Amenities in nearby West 85th and Aspen Landing and a convenient 16 minute drive to Downtown Calgary. Nearby access to Stoney Trail allow ease of commutes to either end of the city or the Rocky Mountains. Experience this impressive residence for yourself. Schedule a showing with your Favorite Luxury REALTOR® today!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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

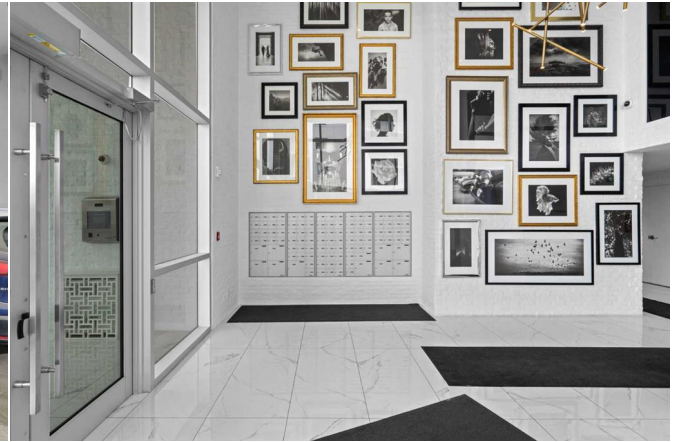
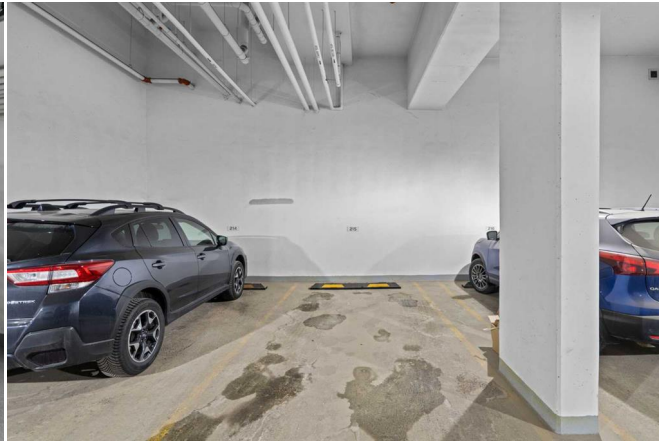
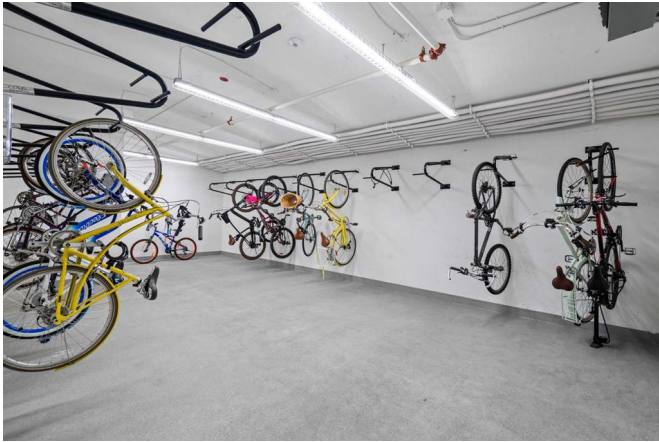




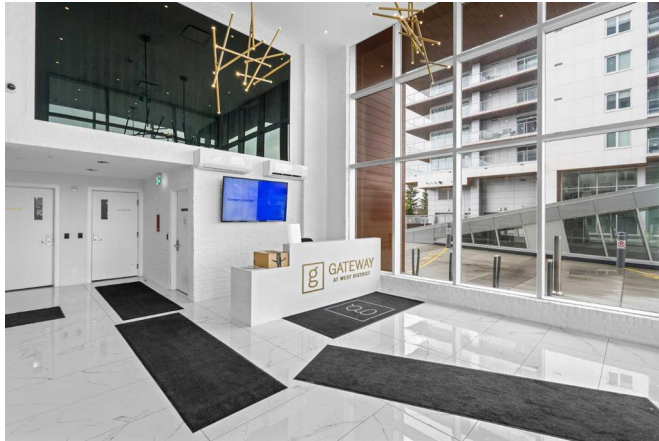












8445 Broadcast Ave SW 215, Calgary, AB T3H 6B6  
Main Floor



Floorplans are for illustration purposes only. Deemed accurate but may not be exactly to scale. Contact your Realtor for exact dimensions.