

8505 BROADCAST Avenue #718, Calgary T3H 6B5

MLS® #: **A2147037** Area: **West Springs** Listing Date: **07/04/24** List Price: **\$1,335,000**
 Status: **Active** County: **Calgary** Change: **-\$95k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,625**
 Low Sqft:
 Ttl Sqft: **1,625**

Underground

DOM

74
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Penthouse**

Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: Heating: **Fan Coil** Construction: **Concrete, Mixed**
 Sewer: Ext Feat: **Balcony** Flooring: **Hardwood**
 Water Source: Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Freezer, Gas Stove, Microwave, Washer, Washer/Dryer**
 Int Feat: **Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5'8" x 5'4"	Dining Room	Main	13'11" x 13'5"
Foyer	Main	11'11" x 11'7"	Kitchen	Main	13'1" x 14'2"
Living Room	Main	10'7" x 13'6"	Furnace/Utility Room	Main	2'2" x 2'1"
3pc Ensuite bath	Second	8'2" x 5'3"	4pc Bathroom	Second	9'7" x 4'11"
Bedroom	Second	8'8" x 11'10"	Bedroom	Second	9'11" x 11'11"
Entrance	Second	9'8" x 8'8"	Living Room	Second	17'0" x 15'11"
Bedroom - Primary	Second	12'10" x 11'10"			

Legal/Tax/Financial

Condo Fee:
\$901

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912016**

Remarks

Pub Rmks: **Experience unparalleled LUXURY living at 8505 Broadcast Ave, Calgary's newest PENTHOUSE listing. This stunning multi-level residence offers over 1,625 square feet of livable space (2,400+ sq ft as measured by the builders), complemented by a 616 square foot west-facing balcony with breathtaking ROCK MOUNTAINS and city views. Upon entry into the lobby, you're greeted by a beautiful marble foyer and dedicated concierge service, ensuring both elegance and convenience. In the penthouse, the upgraded hardwood flooring, doors, lighting, custom cabinetry, and gourmet kitchen with stainless steel appliances, and a gorgeous granite island epitomize luxury. The expansive primary ensuite features a 3-piece with granite countertops, a spacious bedroom, and a walk-in closet. This luxurious penthouse boasts 3 bedrooms, 2.5 bathrooms, and 2 living rooms—one on each level—providing ample space for entertaining and relaxation. Additional conveniences include en-suite laundry. Two titled underground parking spots—one equipped with a 220 EV charger—and a large storage room enhance urban living. Situated in the sought-after neighborhood of West Springs, this penthouse is located near top private schools, upscale shopping, fine dining, and offers easy access to downtown Calgary and Highway 1 leading to Banff National Park. Discover the pinnacle of sophistication and convenience. Make 8505 Broadcast Ave your luxurious new home today.**

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

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