

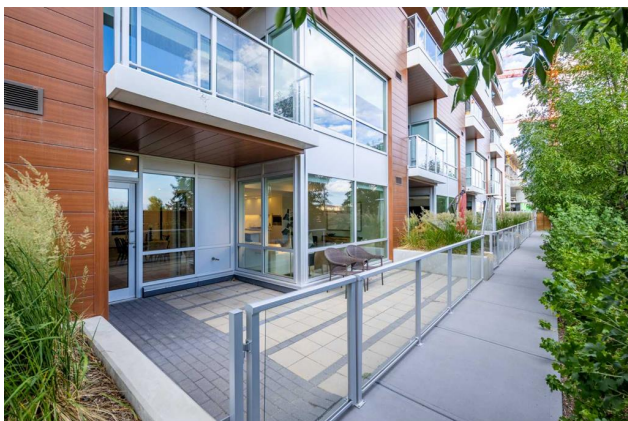


THE
A-TEAM

**RE/MAX
FIRST**

8445 BROADCAST Avenue #108, Calgary T3H6B6

MLS®#: **A2150166** Area: **West Springs** Listing Date: **07/18/24** List Price: **\$914,888**
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Sep** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,854**
 Low Sqft:
 Ttl Sqft: **1,854**

DOM

60
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Heated Garage,Side By Side,Titled,Underground

Utilities and Features

Roof:
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Entrance**

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

Kitchen Appl: **Gas Cooktop,Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`5" x 13`8"
Kitchen	Main	15`5" x 9`2"
Bedroom - Primary	Second	12`9" x 13`8"
Bedroom	Second	12`6" x 9`10"
3pc Bathroom	Main	
4pc Bathroom	Second	

Room	Level	Dimensions
Dining Room	Main	13`8" x 10`9"
Bedroom	Main	9`7" x 10`4"
Bedroom	Second	9`10" x 10`4"
Media Room	Second	15`2" x 8`8"
4pc Ensuite bath	Second	

Legal/Tax/Financial

Condo Fee:
\$1,129

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912002**

Remarks

Pub Rmks: **NEW PRICE. Experience luxury and convenience in this stunning multi-level condo boasting OVER 1800 SQUARE FEET of living space. Located in West Springs, this meticulously designed unit features TWO TITLED PARKING SPOTS and a separate private entrance with a courtyard. The main level impresses with a bright white kitchen adorned with marbled quartz countertops and a large slab marbled quartz backsplash, complemented by brushed gold fixtures and seamlessly integrated paneled appliances. The living room, framed by expansive windows offering serene views of mature greenery, features a trayed ceiling detail that enhances the space's ambiance. The open floorplan effortlessly transitions between the main living, kitchen, and dining areas, perfect for both daily living and entertaining. Upstairs, discover additional versatile spaces including a cozy media room, spacious guest bedroom with large windows, additional bedroom that can function as an ideal home gym or office, and a convenient upper-level laundry room. Indulge in luxury with the primary bedroom suite in this exceptional condo. Featuring abundant space and strategically positioned large windows that flood the room with natural light from multiple angles. Step out onto your private deck to enjoy moments of relaxation outdoors. Inside, a spacious walkthrough closet provides ample storage and organization. The ensuite bathroom features a DOUBLE VANITY, elegant penny tile flooring, and a glass-framed shower, combining style with functionality seamlessly. Step out your door and be met with a plethora of retail shopping and amenities just steps away. This strategic location offers quick access to downtown, Highway 1 for trips to Banff, and Calgary's top private schools!**

Inclusions: **N/A**
Property Listed By: **Coldwell Banker Mountain Central**

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













