



THE
A-TEAM

**RE/MAX
FIRST**

8445 BROADCAST Avenue #215, Calgary T3H 6B6

MLS® #: **A2160001**

Area: **West Springs**

Listing Date: **08/23/24**

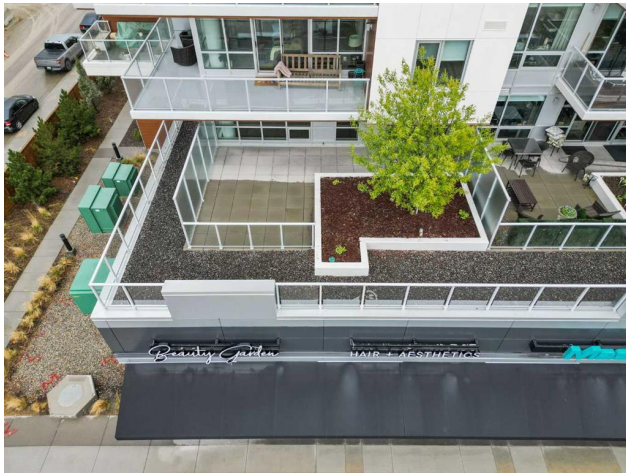
List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **910**

Low Sqft:

Ttl Sqft: **910**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

26

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

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

Utilities and Features

Roof: **Fan Coil**
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: **Natural Gas Paid,Electricity Not Paid For,Garbage Collection,Heating Paid For,Water Paid For**

Room Information

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

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

Legal/Tax/Financial

Condo Fee:
\$536

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912002**

Remarks

Pub Rmks: ****OPEN HOUSE SUNDAY, AUGUST 25TH FROM 12-4PM** 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 OVERSIZED 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