



THE
A-TEAM

**RE/MAX
FIRST**

8445 BROADCAST Avenue #608, Calgary T3H 6B6

MLS® #: **A2169098** Area: **West Springs** Listing Date: **10/01/24** List Price: **\$420,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 07-Nov** 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: **584**
 Low Sqft:
 Ttl Sqft: **584**

DOM

52
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`0" x 9`4"	Balcony	Main	11`2" x 7`6"
Kitchen With Eating Area	Main	9`7" x 13`0"	Foyer	Main	8`4" x 4`0"
Laundry	Main	3`1" x 4`3"	Bedroom	Main	8`7" x 8`2"
Bedroom - Primary	Main	9`0" x 9`9"	4pc Bathroom	Main	7`11" x 5`6"
Walk-In Closet	Main	4`3" x 4`10"	3pc Ensuite bath	Main	7`11" x 5`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$413

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1912002

Remarks

Pub Rmks: **This Bright 2 Bed 2 Bath Luxury Apartment in a CONCRETE BUILDING in upscale West Springs with INCREDIBLE MOUNTAIN VIEWS. Chevron wide plank flooring through all the living areas, with tiled bathrooms that make it feel you are at the spa. Kitchen has Superior Cabinets with pull-out shelves, gas cooktop, gold brushed handles in kitchen paired with matte black plumbing fixtures. Unique modern square LED lights, Floor to ceiling windows, and 9' ceilings add to the sense of urban luxury. The Stone countertop and eating bar make for a great place to have a meal or coffee, and the balcony is a great spot to kick back and look out at the amazing views, high up on the 6th floor, above all its surroundings. The building features an inviting owner's lounge, a relaxed space for social gatherings and game nights for you to enjoy with guests. There is also a top floor balcony to get a tan, underground visitor parking, and concierge service in the lobby. Just out the building door has offers cycling fitness classes, F45 fitness centre, massage clinic and salons. Excellent dining options right outside your front door, with scrumptious options such as Blanco Cantina, Deville's coffee,, and Una's Pizza, and plenty more incredible dining, retail and service options just two blocks away. With the convenience of living just 15 minutes from downtown, and being surrounded by commercial spaces, parks, and recreational areas, this is the perfect place for the whole family to enjoy. INCLUDES A STORAGE LOCKER and a titled UNDERGROUND PARKING STALL.**

Inclusions: garage door opener, entry fob
Property Listed By: RE/MAX iRealty Innovations

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







