



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8445 BROADCAST Avenue #313, Calgary T3H 6B6**

MLS®#: **A2170773**

Area: **West Springs**

Listing Date: **10/05/24**

List Price: **\$579,999**

Status: **Pending**

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: **1,033**  
Low Sqft:  
Ttl Sqft: **1,033**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	10`3" x 8`0"
Bedroom - Primary	Main	13`0" x 9`11"
4pc Ensuite bath	Main	8`6" x 6`11"
Balcony	Main	7`2" x 13`3"
Kitchen With Eating Area	Main	11`11" x 15`5"
Entrance	Main	6`11" x 9`9"

Room	Level	Dimensions
Walk-In Closet	Main	7`1" x 7`10"
Laundry	Main	3`9" x 4`10"
Bedroom	Main	12`8" x 10`0"
Living Room	Main	12`3" x 15`1"
Den	Main	12`11" x 9`2"

Legal/Tax/Financial

Condo Fee:  
**\$621**

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

Zoning:  
**DC**

Legal Desc: **1912002**

Remarks

Pub Rmks: **Welcome to Broadcast Avenue! where luxury meets convenience in this stunning unit. This immaculate 2 bed 2 bath residence is a haven of contemporary elegance with exceptional balcony space. This apartment features a spacious primary bedroom with a walk-in closet and a 4-piece Ensuite bathroom, a second bedroom and a 3-piece washroom. Both the bathrooms feature a tasteful tiled flooring adding luxurious touch to space. Upon entering you will be greeted with herringbone- style flooring and abundance of natural light streaming through 9 ft ceiling and floor to ceiling windows. The kitchen is a culinary enthusiast's dream, featuring large island, full height cabinetry, soft close doors and drawers, quartz countertops, LED spotlights and top of the line appliances. There is a separate dining room for enjoying meals. A laundry room with washer/dryer completes this well planned living space. Enjoy easy access to a variety of amenities, including ground-floor retailers, just steps from your door. This gateway has plenty to offer from social room, bike storage and concierge service to variety of businesses located on the main floor. This apartment is located in a great area close to many amenities, with easy access to shopping, schools, downtown, and the mountains. The building features a curated selection of commercial tenants, including UNA Pizza, Deville Coffee, F45 Gym, and more on the ground floor. Located just 15 minutes from downtown and 5 minutes from Winsport Canada Olympic Park, it's an ideal spot for the community. It also provides convenient access to major roads and highways, making it easy to get around the city. Don't let this extraordinary opportunity slip away -seize the chance to make this apartment your new sanctuary of luxury living.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Complete Realty**

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



















