

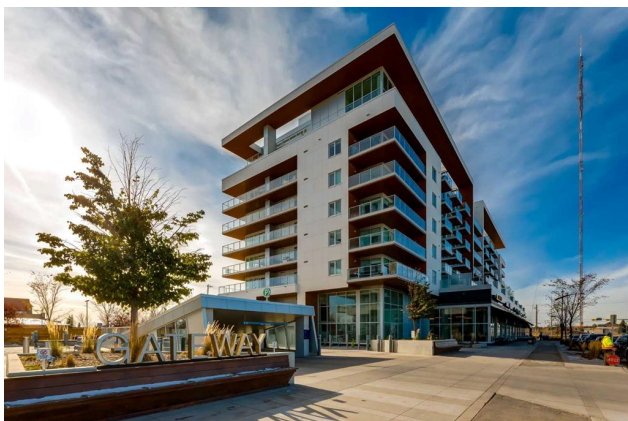


THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #706, Calgary T3H 6B5

MLS® #: **A2175567** Area: **West Springs** Listing Date: **10/25/24** List Price: **\$598,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,031**
 Low Sqft:
 Ttl Sqft: **1,031**

DOM

4
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Enclosed,Parkade**

Utilities and Features

Roof: **See Remarks** Construction: **Concrete,Mixed**
 Heating: **Forced Air,Natural Gas** Flooring: **Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Cooktop,Microwave,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 12`3"	Bedroom	Main	10`7" x 10`0"
Dining Room	Main	9`2" x 12`11"	Kitchen	Main	15`5" x 11`11"
Bedroom - Primary	Main	13`0" x 10`0"	3pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$666

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 1912016

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY - 11AM TO 1PM. Experience luxury and convenience in this gorgeous South-facing condo in the desirable WEST DISTRICT area of West Springs. This area is just about to explode with new shops, restaurants, a Sobeys grocery store and recreation facilities galore. A daytime concierge greets your guests in grand style. This elegant residence showcases a modern kitchen with sleek white cabinetry, luxurious marbled quartz countertops, and a striking backsplash, all accented by stylish brushed gold fixtures. The bright and airy living area is framed by expansive windows that offer tranquil views of the church park, while sophisticated sheer draperies adorn the South windows. The patio doors lead out to a sunny deck area boasting spectacular mountain views. The open-concept design allows for effortless flow between the living, dining, and kitchen spaces, making it perfect for entertaining friends and family. The primary suite is a true sanctuary, flooded with natural light and adorned in warm, inviting colors that create a cozy atmosphere. Enjoy the convenience of a generous walkthrough closet, providing ample storage and organization. The beautifully designed ensuite bathroom features a double vanity, elegant penny tile flooring, and a glass-enclosed shower, combining style with functionality. This serene retreat is perfect for unwinding after a long day, offering a sense of comfort and tranquility that truly enhances your living experience. Located just steps away from a variety of retail shops and essential amenities, this condo offers unmatched convenience. With easy access to downtown, Highway 1 for scenic trips to the mountains, and proximity to Calgary's top private schools, this property truly embodies a lifestyle of luxury and convenience. Don't miss your chance to make this remarkable residence your own!**

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

