

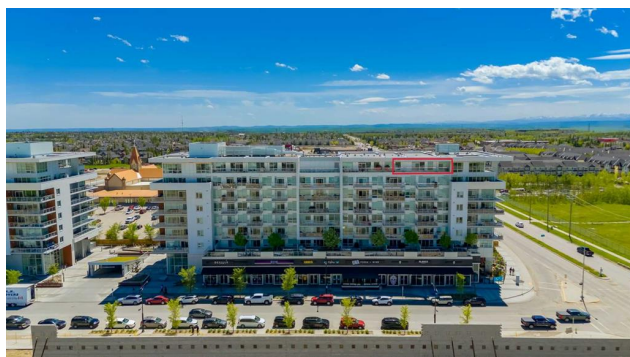


THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #805, Calgary T3H6B5

MLS® #: **A2177069** Area: **West Springs** Listing Date: **11/02/24** List Price: **\$629,999**
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:

Access:
Lot Feat:
Park Feat:

Parkade, Underground

Finished Floor Area

Abv Sqft: **986**
Low Sqft:
Ttl Sqft: **986**

DOM

2

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Lighting**

Construction: **Concrete, Mixed**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|--------------|-------|---------------|
| Bedroom - Primary | Main | 11`1" x 9`9" | Living Room | Main | 17`1" x 11`7" |
| Bedroom | Main | 12`10" x 10`1" | Office | Main | 8`9" x 5`5" |
| Kitchen | Main | 9`4" x 13`5" | 2pc Bathroom | Main | |
| 4pc Ensuite bath | Main | | 4pc Bathroom | Main | |

Legal/Tax/Financial

Condo Fee: **\$643** Title: **Fee Simple** Zoning: **DC**
Fee Freq:
Monthly

Legal Desc: **1912016**

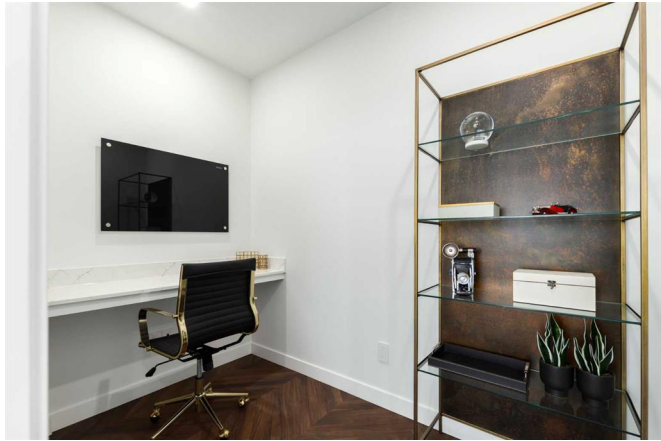
Remarks

Pub Rmks: **Discover the pinnacle of urban living with this exquisite penthouse apartment, where elegance and mountain views merge seamlessly. Spanning nearly 1000 SqFt, this modern design features an open floor plan that highlights rich chevron pattern flooring and high ceilings, creating an atmosphere of grandeur and lightness. The living area is bathed in natural light from large windows, enhancing the sense of openness. The kitchen features a large sleek quartz island and art deco-inspired concrete quartz countertops that extend gracefully to a matching backsplash. This culinary space is complemented by contemporary light fixtures and brushed gold hardware. The moody dark exterior cabinetry offsets the bright white island cabinetry superbly. The open floorplan flows seamlessly to the dining area that provides ample space for hosting friends and family. Step out onto the large balcony and immerse yourself in breathtaking mountain views, perfect for savoring your morning coffee or enjoying an evening cocktail. The primary ensuite features an elegant quartz double vanity and frameless glass shower, complemented by chic penny tile. The additional full bathroom in your guest suite also features penny tile, maintaining a consistent design palette throughout. Practical features enhance the comfort of this residence, including an in-unit washer and dryer conveniently located in the powder room at the front. With two titled parking spots and a prime location offering an abundance of local amenities, swift access to downtown, top private schools, and scenic escapes via Highway 1, this penthouse retreat promises a blend of sophistication and convenience.**

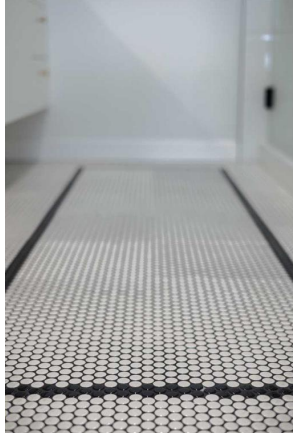
Inclusions: **N/A**
Property Listed By: **eXp Realty**

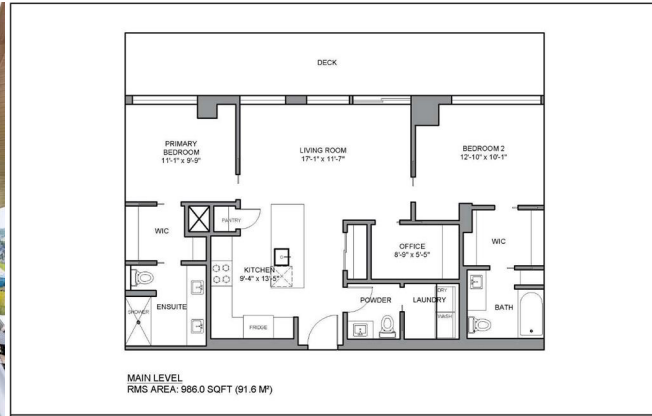
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











805 8505 BROADCAST AVE SW

