



THE
A-TEAM

**RE/MAX
FIRST**

8445 BROADCAST Avenue #607, Calgary T3H 6B6

MLS®#: **A2187361** Area: **West Springs** Listing Date: **01/13/25** List Price: **\$458,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **758**
 Low Sqft:
 Ttl Sqft: **758**

Secured, Underground

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Closet Organizers, Elevator, Kitchen Island, No Animal Home, Quartz Counters, Recreation Facilities, See Remarks, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	12`10" x 28`2"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	31`5" x 31`9"	Kitchen	Main	36`11" x 41`10"
Living Room	Main	44`0" x 41`10"	Bedroom - Primary	Main	34`5" x 32`3"
3pc Bathroom	Main	0`0" x 0`0"	Walk-In Closet	Main	14`3" x 21`4"
Balcony	Main	51`5" x 23`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$529

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1912002

Remarks

Pub Rmks: **Beautiful 2 bedroom condo with mountain views! This condo comes with high end finishings including herringbone flooring, quartz counter tops, integrated fridge, floor to ceiling windows, spa-like bathrooms with tile surround shower. The kitchen has an overside island which allows for seating of 6 people. The living room has floor to ceiling windows that offer views of the gorgeous mountains and North Calgary. The balcony is covered and has a power outlet and natural gas hookup. The primary bedroom also has floor to ceiling windows with a modern ensuite and walk in closet. Pocket doors throughout the unit save space. The location is amazing, close to all amenities, tons of restaurants, cafes, gym and grocery stores. The building is just off Stoney Trail so only 1 hour to Banff and less than an hour to Canmore. 20 minute commute to downtown Calgary! The building has concierge working Mon-Friday in the beautiful lobby. The is a residents lounge in the building which offers tons of space for entertaining and a rooftop terrace**

Inclusions: **Appliances**
Property Listed By: **Honestdoor Inc.**

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











