



THE
A-TEAM

**RE/MAX
FIRST**

8445 BROADCAST Avenue #315, Calgary T3H 6B6

MLS® #: **A2202391**

Area: **West Springs**

Listing Date: **03/24/25**

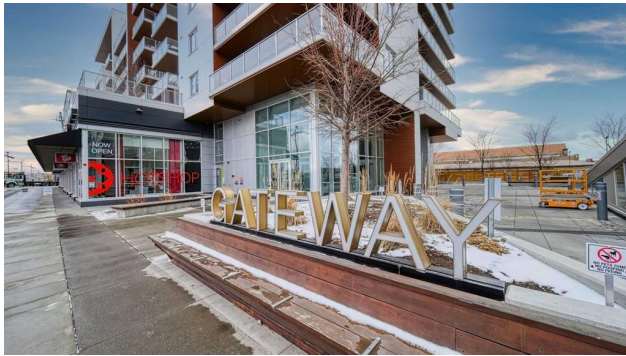
List Price: **\$619,786**

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:

Finished Floor Area

Abv Sqft: **982**
Low Sqft:
Ttl Sqft: **982**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$587**
Legal Desc: **1912002**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Remarks

Pub Rmks: **If you are looking for a home with Personality, Style, Comfort and Functionality, this is it!!!. Located in the Vibrant and Desirable community of West Springs, close to green spaces, pathways, Transit, Shopping, Playgrounds and top notch Schools. Enjoy lots of Natural Light with this practical open plan design. Luxury 2**

Bedroom + Den, 2 Bathrooms Corner unit. Impressive 9 feet high ceilings, floor to ceiling windows, Luxury Vinyl flooring in Herringbone pattern. Upgraded finishing throughout with classy hardware, bathroom and Backsplash tiles. Beautiful kitchen with White Quartz counter tops, Gas stove, integrated fridge and lots of cabinets. Extended private Balcony for you to enjoy your summer, plus a Roof top patio too. This building offer many extra amenities for you to convenience. There is a Recreation room, and lounge area to receive and socialize with visitors, Concierge service, Solid Concrete construction. Titled, secured underground heated parking, plus visitor parking. Enjoy Living in a beautiful home in a community that has a lot to add to your lifestyle - Fine Dinning, a lot of Culture, Boutique Shopping, fitness centers, spas and lot more friendly spaces. A great space to come home to.

Inclusions:

Property Listed By:

N/A

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

