



THE
A-TEAM

**RE/MAX
FIRST**

8370 BROADCAST Avenue #216, Calgary T3H6L3

MLS® #: **A2206020**

Area: **West Springs**

Listing Date: **03/26/25**

List Price: **\$422,500**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **625**
Low Sqft:
Ttl Sqft: **625**

DOM

28

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Concrete,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Wired for Data**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`4" x 10`9"
Kitchen	Main	11`4" x 7`5"
4pc Ensuite bath	Main	4`9" x 10`7"
Balcony	Main	28`2" x 24`0"

Room	Level	Dimensions
Bedroom	Main	8`7" x 10`9"
Living/Dining Room Combination	Main	10`10" x 17`5"
Foyer	Main	8`9" x 7`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$287

Fee Simple

MU-2

Fee Freq:

Monthly

Legal Desc:

2510150

Remarks

Pub Rmks:

Your dream condo in Calgary's West District just got more affordable! Discover modern living at its finest in this brand new, move in ready 2-bedroom, 1-bath condo in Calgary's sought-after West District. With 9-ft ceilings and large windows, this home is filled with natural light, creating a bright and airy atmosphere. Step onto your expansive balcony just as large as the unit itself, perfect for outdoor relaxation or entertaining. The sleek, modern kitchen features quartz countertops, premium stainless steel appliances, and stylish cabinetry. A spa-inspired bathroom with high-end finishes enhances the luxury feel, while the in-suite washer and dryer add everyday convenience. Smart home features include pre-installed Telus internet equipment and a WiFi-enabled thermostat for seamless connectivity. Located in a secure, concrete-built building, residents enjoy top-tier amenities, including a rooftop patio, heated underground parking, bike storage, and an assigned storage space. Low condo fees make maintenance-free living even more appealing. This home comes with comprehensive warranty coverage for added peace of mind. Live in a vibrant, walkable community with shopping, dining and entertainment just steps away!

Inclusions:

None

Property Listed By:

Real Broker

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











