

# \$539,999 - 413, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2238449

**\$539,999**

2 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience modern luxury and everyday ease in this stunning 2-bedroom, 2-bathroom plus den condo. Boasting 9-ft ceilings, floor-to-ceiling windows, and elegant herringbone flooring, the bright open layout features a gourmet kitchen with quartz countertops, soft-close cabinetry, LED lighting, and premium appliances. The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite, while the second bedroom enjoys a sleek 3-piece bath. Additional perks include in-suite laundry, a private balcony, concierge service, social lounge, bike storage, and lively ground-floor retailers like F45 gym, coffee shops, yoga studios, boutiques, restaurants, and pizza spots. Close to all amenities like grocery stores, banks, etc. Just minutes from downtown and WinSport, with easy access to major roads, this home perfectly blends urban convenience with active living.

Built in 2023

## Essential Information

MLS® #	A2238449
Price	\$539,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.00



Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	413, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6B6

### Amenities

Amenities	Elevator(s), Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

### Exterior

Exterior Features	Balcony, Other
Construction	Concrete, Metal Siding

### Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	DC

### Listing Details

Listing Office	RE/MAX Complete Realty
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