

# \$422,500 - 216, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2206020

**\$422,500**

2 Bedroom, 1.00 Bathroom, 626 sqft  
Residential on 0.00 Acres

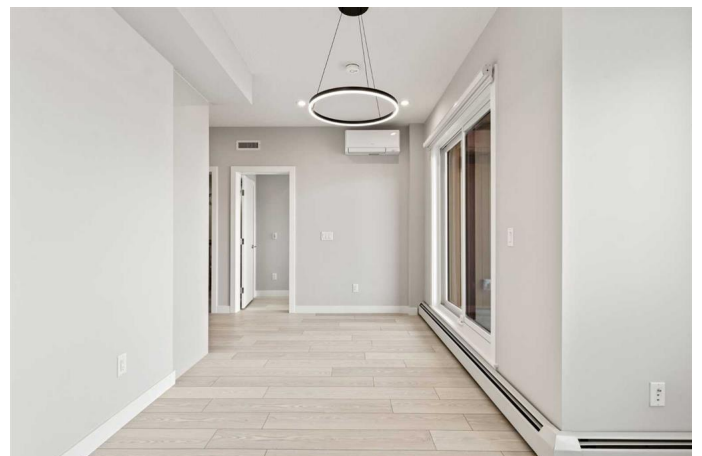
West Springs, Calgary, Alberta

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!



Built in 2024

## Essential Information

MLS® #	A2206020
Price	\$422,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	626
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	216, 8370 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6L3

## Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Bicycle Storage, Roof Deck, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground, Titled

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	6

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	29
Zoning	MU-2

### **Listing Details**

Listing Office	Real Broker
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