

# \$499,999 - 513, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2198817

**\$499,999**

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to your new urban retreat! This stunning modern apartment, spanning nearly 800 SqFt, combines sophisticated design with modern living. The spacious open floor plan is enhanced by light chevron-patterned hardwood floors, creating a seamless flow throughout the home. Large windows invite natural light into the living area, which extends to a generous balcony—an ideal space for relaxing, entertaining, or enjoying your morning coffee. The kitchen invites culinary creativity, featuring sleek quartz countertops and a large island that provides ample space for meal preparation or casual dining. Thoughtful design continues into the primary suite, where a spacious walk-in closet offers plenty of storage and organization. Both bathrooms are beautifully finished with sharp penny tile, adding texture and style. Every detail of this home has been carefully considered, offering both style and functionality. With a titled parking spot, in unit washer/dryer and a prime location offering an abundance of local amenities, swift access to downtown, top private schools, and scenic escapes via Highway 1, this unit promises a perfect blend of sophistication and convenience.

Built in 2020

## Essential Information

MLS® #

A2198817



|                |                   |
|----------------|-------------------|
| Price          | \$499,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 770               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 513, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6B5                       |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking, Garbage Chute, Party Room, Trash |
| Parking Spaces | 1                                                                               |
| Parking        | Underground                                                                     |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Elevator, Quartz Counters |
| Appliances        | Built-In Oven, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer                                                    |
| Heating           | Fan Coil                                                                                                             |
| Cooling           | Central Air                                                                                                          |
| # of Stories      | 8                                                                                                                    |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete, Mixed       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 104             |
| Zoning         | DC              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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