

# \$535,000 - 410, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2238482

## \$535,000

2 Bedroom, 2.00 Bathroom, 1,028 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Step into this stunning 2-bedroom, 2-bathroom plus den condo that perfectly blends modern luxury with everyday comfort. Featuring 9-ft ceilings, floor-to-ceiling windows, and stylish herringbone flooring, this bright and open space includes a gourmet kitchen with quartz countertops, full-height soft-close cabinetry, LED lighting, and premium appliances. The spacious primary bedroom boasts a walk-in closet and a 4-piece ensuite, while the second bedroom is paired with a sleek 3-piece bath. Enjoy the convenience of in-suite laundry, a private balcony, and access to amenities like concierge service, a social lounge, bike storage, and vibrant ground-floor retailers. Located just 15 minutes from downtown and 5 minutes from WinSport, with easy access to major roads, this home offers the perfect balance of urban living and outdoor lifestyle.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238482  |
| Price          | \$535,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,028     |
| Acres          | 0.00      |
| Year Built     | 2023      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 410, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H6B6                        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, 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                |
| Construction      | Concrete, Metal Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 110             |
| Zoning         | DC              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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