

\$419,000 - 516, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2217401

\$419,000

2 Bedroom, 1.00 Bathroom, 640 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

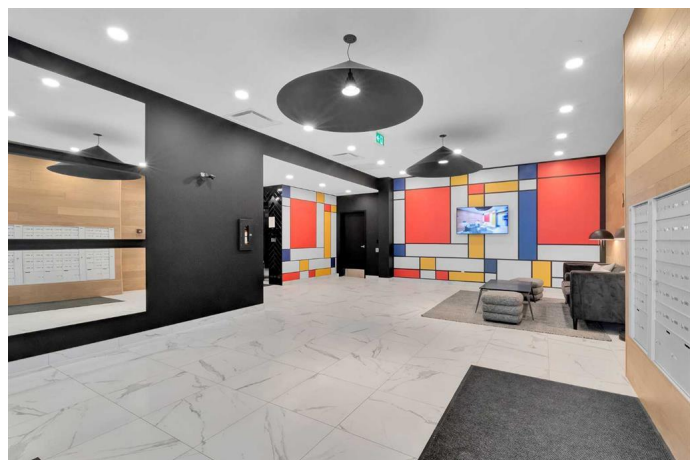
Imagine coming home to glowing sunsets, modern comfort, and everything you love just steps away.

Welcome to this BRAND NEW, 2-bedroom retreat on the 5th floor of 8230 Broadcast Ave SW. Built in 2025, this thoughtfully designed home features a bright, modern layout with 9-FT CEILINGS, a 4-piece bathroom, and a spacious BALCONY where you can unwind and take in breathtaking, unobstructed sunset views: a daily reminder of how beautiful life can be.

You'll fall in love with the gourmet kitchen, showcasing QUARTZ COUNTERTOPS, brushed silver hardware, and high-end stainless steel appliances, including a GAS RANGE and PANELED FRIDGE – a true culinary dream. Stay cool in the summer with CENTRAL AIR conditioning, and enjoy the added convenience of IN-SUITE LAUNDRY.

This unit also includes low condo fees, a TITLED HEATED UNDERGROUND PARKING stall, assigned storage unit, and common BIKE STORAGE. And when it's time to relax or entertain, head to the ROOFTOP PATIO, the perfect spot to gather with friends or simply take in the skyline.

Located in the heart of West Calgary, you're just steps from top-rated restaurants, scenic parks, bike paths, and premier shopping. Whether you're sipping a



quiet morning coffee on the balcony or immersing yourself in your vibrant new neighborhood, this home offers the ideal balance of urban energy and peaceful retreat.

Don't miss your chance to own this stunning unit! The sunsets are waiting.

Built in 2025

Essential Information

MLS® #	A2217401
Price	\$419,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	640
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	516, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6M1

Amenities

Amenities	Elevator(s), Parking, Trash, Bicycle Storage, Picnic Area, Roof Deck, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Insulated, Off Street, Stall, Covered, Electric Gate, Enclosed, Gated, Heated Garage, Owned, Parking Pad, Parkade, Side By Side, Secured, Titled, Underground

Interior

Interior Features	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Central Air Conditioner
Heating	Baseboard
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, Lighting, Storage, Courtyard, BBQ gas line
Roof	Membrane
Construction	Wood Frame, Composite Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	109
Zoning	MU-2

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.