\$799,900 - 106, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2249285

\$799,900

3 Bedroom, 3.00 Bathroom, 1,847 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

This is your chance to live in WEST DISTRICT at an unbeatable valueâ€"priced more than \$100K below assessment. Life here is safe, secure, and worry-free! With FULL-TIME CONCIERGE SERVICE, 2 UNDERGROUND TITLED PARKING, and lock-and-go convenience, you'II enjoy peace of mind whether you're at home or away. This stunning two-level townhouse offers over 1,800 ft² of upgraded living space with 3 bedrooms, 3 full bathrooms, a main floor office, and an upper bonus room. Step inside to experience the quality of a FORMER SHOW SUITE, with exceptional craftsmanship and thoughtful design throughout.

Chevron-patterned wide-plank flooring adds warmth and elegance, while designer wallpapered feature walls bring character and polish. The heart of the home is the kitchen, featuring brushed gold hardware, light quartz countertops, under-cabinet lighting, and soft-close custom cabinetry. Sleek and seamless, the kitchen features custom cabinetry that conceals a dishwasher and fully integrated 36' Fisher & Paykel fridge for a refined, built-in look. Floor-to-ceiling windows fill the open-concept layout with sunshine and open onto your south-facing private patioâ€"perfect for morning coffee, warm summer nights, or letting your pup out for a quick stroll (NO ELEVATOR REQUIRED!) The main floor office sits next to a full 4-piece bathroom, ideal for guests or a flex bedroom. Upstairs, the primary bedroom offers a private







balcony, walk-through closet, and a 4-piece ensuite. Two more bedrooms, another full bathroom, and a bonus room provide flexible space for families, hobbies, or home offices. A full laundry room with side-by-side washer/dryer and folding counter adds everyday convenience. Additional features include central A/C, in-ceiling speakers, and upgraded lighting. Residents also enjoy access to the 2nd-floor owner's lounge and an 8th-floor rooftop patio with panoramic views. Set in the heart of West District, you're steps to parks, future retail, dining, and evolving amenities. Be sure to click on the virtual tour link!

Built in 2019

Essential Information

MLS® # A2249285 Price \$799,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,847
Acres 0.00
Year Built 2019

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

Community Information

Address 106, 8505 Broadcast Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6B5

Amenities

Amenities Secured Parking, Snow Removal, Visitor Parking, Bicycle Storage,

Elevator(s), Party Room, Roof Deck, Storage, Trash

Parking Spaces 2

Parking Heated Garage, Underground, Titled

of Garages 2

Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Built-in Features, Double Vanity, Quartz

Counters, Recessed Lighting, Wired for Sound, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Washer/Dryer, Window Coverings, Built-In

Refrigerator, Gas Cooktop, Oven, Range Hood

Heating Forced Air, Fan Coil

Cooling Central Air

of Stories 8

Basement None

Exterior

Exterior Features Balcony, BBQ gas line Lot Description No Neighbours Behind

Roof Other

Construction Concrete

Foundation Poured Concrete

Additional Information

Date Listed August 19th, 2025

Days on Market 77
Zoning DC

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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