

\$728,000 - 601, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2269835

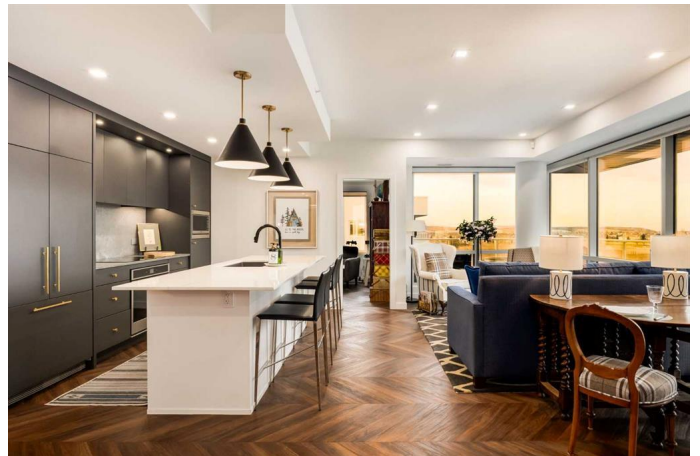
\$728,000

2 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience elevated urban living in this warm and inviting two-bedroom residence offering over 1,100 square feet of thoughtfully designed interior space and a wraparound terrace perfect for everyday outdoor living and relaxed entertaining. Blending a cozy Ralph Lauren®-inspired aesthetic with modern finishes, this home features chevron-patterned flooring, designer lighting, and flat-painted ceilings that create a timeless atmosphere throughout. The chef-inspired kitchen is the heart of the home, showcasing matte grey slate cabinetry with soft-close hardware, brushed-gold accents, quartz countertops, and a matching backsplash. Premium appliances include a Frigidaire induction cooktop, Elica hood fan, Fisher & Paykel integrated fridge and freezer, and Whirlpool oven, complemented by a deep grey Blanco sink, elegant black pendant lighting, and a spacious walk-in pantry. The open living room and dining areas are bathed in natural light from expansive windows that frame stunning mountain views, while a charming reading/coffee nook offers the perfect spot to unwind or start your day. The versatile second bedroom can easily serve as a guest room, home office, or creative space, complete with a walk-in closet and a stylish four-piece bathroom. The primary suite feels calm and comforting, with warm neutral tones, a walk-in closet, and a spa-like ensuite featuring dual vanities, quartz countertops, and a glass-enclosed shower. Additional features



include a new Electrolux washer and dryer, generous linen storage, one titled underground parking stall, and two large storage units. The wraparound terrace enhances daily living with ample space for outdoor lounging and garden greenery, creating a private retreat in the heart of the city. Residents enjoy access to premium amenities including a rooftop patio, private owner’s lounge, secure underground visitor parking, bike storage, EV charging stations, and concierge services. Ideally located in Calgary’s West District, you are surrounded by parks, walking paths, boutique shops, cafés, and dining options. Book your private viewing today!

Built in 2019

Essential Information

MLS® #	A2269835
Price	\$728,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	601, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B6

Amenities

Amenities	Bicycle Storage, Elevator(s), Garbage Chute, Party Room, Roof Deck, Visitor Parking, Storage
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Induction Cooktop
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding

Additional Information

Date Listed	November 14th, 2025
Days on Market	4
Zoning	DC

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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.