

# \$470,000 - 307, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2216387

**\$470,000**

2 Bedroom, 2.00 Bathroom, 788 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to this beautifully designed and newly built 2 bed, 2 bath apartment in the vibrant and highly sought-after community of West District on Broadcast Avenue SW. This bright and spacious unit features a thoughtfully laid out open floor plan with soaring ceilings, large windows that flood the space with natural light, and elegant modern finishes throughout. The kitchen boasts quartz countertops, sleek cabinetry, and premium stainless steel appliances. The primary suite offers a generous walk-through closet and a private 3-piece ensuite, while the second bedroom is perfect for guests with a 4-piece bath. This apartment also boast of a home office. Enjoy the convenience of in-suite laundry, proximity Steps from trendy restaurants, coffee shops, fitness studios, and close to major roadways and downtown Calgary—this is urban living at its best.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216387  |
| Price          | \$470,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 788       |
| Acres          | 0.00      |

|            |                   |
|------------|-------------------|
| Year Built | 2025              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 307, 8370 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H6L3                        |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Elevator(s), Snow Removal, Visitor Parking, Roof Deck |
| Parking   | Off Street                                            |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Gas Cooktop, Gas Stove, Microwave, Microwave Hood Fan, Washer/Dryer, Gas Oven |
| Heating           | Baseboard                                                                                                                   |
| Cooling           | Wall Unit(s)                                                                                                                |
| # of Stories      | 6                                                                                                                           |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Construction      | Composite Siding, Concrete, Wood Frame |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 35            |
| Zoning         | MU-2          |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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