

# \$631,500 - 803, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2187438

**\$631,500**

2 Bedroom, 3.00 Bathroom, 984 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Pack your suitcase and move into this fully furnished luxury penthouse apartment, complete with two titled underground parking stalls. Designed for modern living, the contemporary aesthetic blends sophistication with the ease of an exceptional lifestyle. Spanning nearly 1,000 square feet, this home boasts an open-concept layout enhanced by rich chevron patterned flooring, soaring ceilings, and expansive windows that frame breathtaking mountain views. Whether you're enjoying a quiet morning or entertaining friends, the bright, airy ambiance and timeless finishes make every moment feel special.

At the heart of the home, the designer kitchen perfectly balances beauty and function. Featuring a sleek white quartz island, matching countertops, and a seamless backsplash, it's accented with brushed gold hardware, chic light fixtures, and crisp white cabinetry. Enjoy preparing a gourmet meal or sharing casual bites with friends, this kitchen is both a culinary haven and a social hub.

The open floor plan flows effortlessly into the dining and living areas, leading to an expansive private balcony with awe inspiring mountain views ideal for morning coffee or evening cocktails. For professionals, a discreet office tucked away from the main living spaces offers a quiet, private space for calls and business tasks, ensuring work from home ease without compromising comfort.



This pet friendly building warmly welcomes your furry companion, with nearby green spaces providing the perfect setting for daily walks.

The primary suite serves as a luxurious personal retreat, featuring a quartz vanity, frameless glass shower, and chic penny tile accented flooring. The guest suite mirrors the home's modern elegance, offering a beautifully designed full bathroom with tile accents, ensuring comfort and privacy for visiting family and friends. Additional conveniences include an in unit washer and dryer, discreetly located in the front powder room.

Practicality meets luxury in a prime location that offers the best of urban living. With some of Calgary's most popular restaurants just steps away and quick access to Highway 1, you're perfectly positioned to explore the mountains or immerse yourself in the vibrant local dining scene.

This penthouse offers more than just a home it's a lifestyle, seamlessly blending refined elegance, urban convenience, and outdoor adventure with ease.

Built in 2020

### **Essential Information**

MLS® #	A2187438
Price	\$631,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	984
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment

Style High-Rise (5+)  
Status Active

### Community Information

Address 803, 8505 Broadcast Avenue Sw  
Subdivision West Springs  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H 6B5

### Amenities

Amenities Elevator(s), Garbage Chute, Party Room, Secured Parking, Snow Removal, Trash  
Parking Spaces 2  
Parking Underground

### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Elevator, Vinyl Windows, Recessed Lighting  
Appliances Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop  
Heating Fan Coil  
Cooling Central Air  
# of Stories 8

### Exterior

Exterior Features Lighting, Balcony, BBQ gas line  
Construction Concrete, Mixed

### Additional Information

Date Listed January 15th, 2025  
Days on Market 106  
Zoning DC

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.