

# \$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), Roof Deck, Snow Removal, Visitor Parking
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Freezer, Gas Cooktop, Gas Oven, Gas Stove, Microwave, Microwave Hood Fan, Washer/Dryer
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	58
Zoning	MU-2

### Listing Details

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

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.