

# \$1,100,000 - 110, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2256289

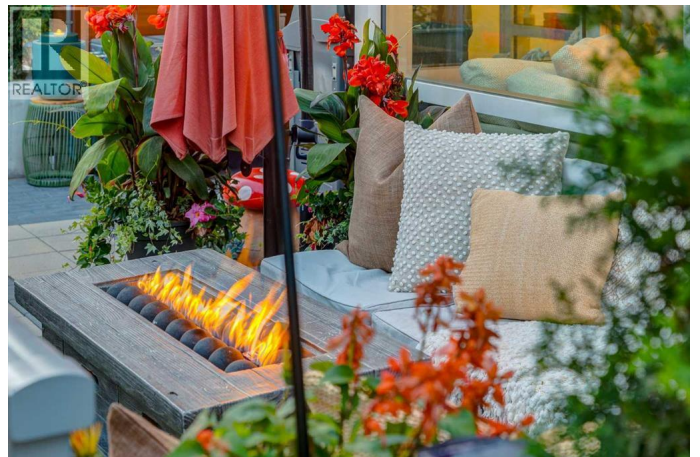
**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 2,012 sqft

Single Family on 0.00 Acres

West Springs, Calgary, Alberta

Experience luxury living in a sophisticated **THREE BEDROOM** Brownstone residence with over 2000 SF of interior living space and over 500SF of outdoor garden terrace space. Designed with both privacy and entertaining in mind, the home boasts upper-level south-facing bedrooms with large mature trees set behind, a dedicated gym area, a south-facing patio with room for an outdoor living room and an upper level deck, perfect for relaxation or gatherings. The chef-inspired kitchen is a true centerpiece, featuring Supermatte slate white cabinetry with brushed-gold hardware, a high-end gas cooktop and wall oven, an integrated 36" Fisher & Paykel fridge, integrated dishwasher, soft-close drawers, under-cabinet lighting, and stunning quartz countertops and backsplash. The dining room is open to the kitchen and cozy living room area. The interior design is spectacular featuring a Nordic-inspired floating fireplace, Chevron flooring, a bespoke granite waterwall feature, and designer lighting. A spacious walk-in pantry ensures ample storage for all your culinary needs. Modern upgrades include Japanese-style toilets, high-flow rain shower heads, and under-cabinet lighting throughout the kitchen and bathrooms, bringing contemporary elegance to every space. Sunlight fills the home through large windows, complemented by roller shades for privacy. Additional features include a full-size washer and dryer, custom built-in cabinetry, and a patio gas line for



effortless outdoor cooking. This exceptional home includes two titled parking stalls in a heated, secured underground parkade, offering convenience and peace of mind. Located just steps from the award-winning eight-acre Radio Park, residents can enjoy a vibrant lakeside destination complete with fountains, boardwalks, scenic overlooks, dog parks, an amphitheatre and lush landscaping. The park is designed to offer year-round activities including a performance venue, winter ice rink, and dining experiences. Residents also benefit from a rooftop patio on the 8th floor, a second floor private owner's lounge, underground visitor parking, bike storage, EV charging stations, and concierge services. The West District community continues to expand with retail shops, pedestrian-friendly sidewalks, bike paths, a central park, outdoor amphitheater, skatepark, seasonal markets, a transit hub, supermarket, and sports courts. Ideally situated, the home is just 15 minutes to downtown Calgary, one hour to the mountains, and 5 minutes to Winsport Canada Olympic Park, offering an unbeatable combination of lifestyle and convenience. (id:6289)

Built in 2019

**Essential Information**

Listing #	A2256289
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,012
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

## Community Information

Address	110, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H4C7

## Amenities

Amenities	Schools, Shopping, Party Room
Features	Closet Organizers, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Underground

## Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan
Cooling	Central air conditioning
# of Stories	8

## Exterior

Exterior	Concrete, Metal
Construction	Poured concrete

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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