

\$550,000 - 508, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2242025

\$550,000

2 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Discover sophisticated living in this upscale 2-bedroom, 2 bathroom condo nestled in the heart of West Springs. Perfect for professionals or downsizers, this concrete-built, low-maintenance residence offers quiet comfort, durability, and a prime location in a vibrant, walkable community. Step through the generous foyer into a sun-drenched open-concept layout featuring expansive windows and sliding glass doors that flood the space with natural light and showcase breathtaking views, including the mountains. The spacious living area opens seamlessly to a large balcony (one of the few private ones in the building), ideal for morning coffee or evening relaxation. The chef-inspired kitchen impresses with integrated stainless steel appliances, a gas range, and a large eat-up island—perfect for entertaining. The adjacent dining room is both generous in size and versatile enough to serve as a home office or library. Retreat to the primary suite offering a large walk-in closet and a spa-like 4-piece ensuite with dual vanities and a walk-in shower. A second bedroom and a stylish 4-piece bath with deep soaker tub provide flexibility for guests or family. The flexibility of the bedrooms and bathrooms in this unit would also lend itself to two adults easily sharing the space. You™ll also appreciate the in-suite laundry and flooring with acoustic underlay throughout. Additional features include: air conditioning, 1 titled underground parking stall, EV charging stations & bike storage,



owner's lounge on same level, lobby concierge, ground-level restaurants, shops, wellness studios, community gardens. Just minutes from Calgary French & International School, Webber Academy, Rundle College, and Ernest Manning High School, and quick access to Stoney Trail for weekend getaways. This quiet unit is extremely well-maintained and move-in ready, and combines luxury, lifestyle, and location into one exceptional offering.

Built in 2020

Essential Information

MLS® #	A2242025
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	508, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

Amenities

Amenities	Elevator(s), Party Room, Secured Parking, Trash, Visitor Parking, Roof Deck
-----------	---

Parking Spaces	1
Parking	Parkade, Titled
# of Garages	1

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	80
Zoning	DC

Listing Details

Listing Office	Century 21 Bravo 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.