

# \$419,900 - 516, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2264845

**\$419,900**

2 Bedroom, 1.00 Bathroom, 640 sqft  
Residential on 0.00 Acres

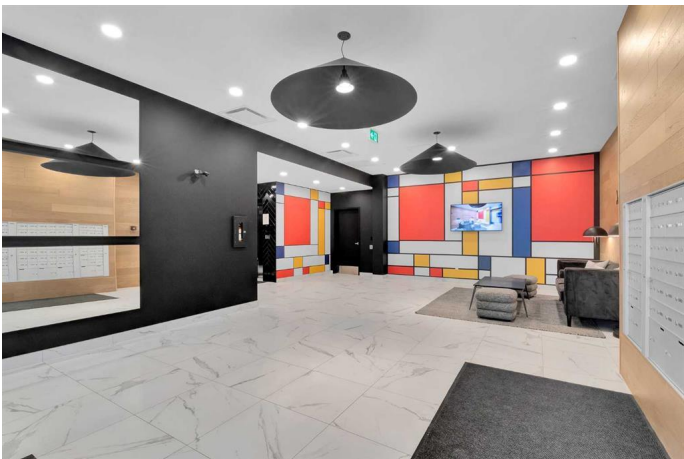
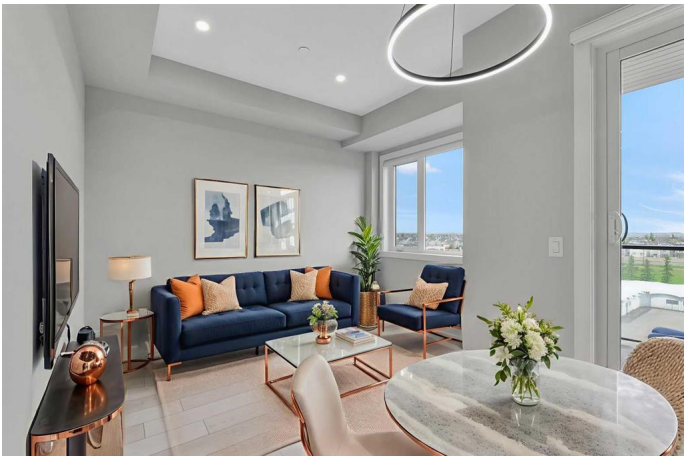
West Springs, Calgary, Alberta

A place where SUNSETS GLOW and CITY LIGHTS FADE,  
this BRAND NEW (2025) retreat was beautifully made.  
2 BEDROOMS, 9-FT CEILINGS, and VIEWS UNCONFINED,  
QUARTZ COUNTERS, GAS RANGE, the finest youâ€™ll find.  
CENTRAL A/C, IN-SUITE LAUNDRY, comfort well planned,  
with HEATED PARKING, STORAGE, and BIKE RACKS at hand.  
A BALCONY to breathe, LOW FEES to delight,  
a ROOFTOP PATIO to crown each night.  
In WEST DISTRICT youâ€™ll wander, where cafÃ©s align â€”  
Your evening begins where the SUNSETS SHINE.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2264845  |
| Price          | \$419,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 640       |
| Acres          | 0.00      |
| Year Built     | 2025      |



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

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 516, 8230 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6M1                       |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Picnic Area, Roof Deck             |
| Parking Spaces | 1                                                                                                                                         |
| Parking        | Covered, Enclosed, Insulated, Titled, Underground, Electric Gate, Gated, Heated Garage, Off Street, Owned, Parkade, Side By Side, Secured |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Stone Counters, Storage, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                                                      |
| Heating           | Baseboard                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                             |
| # of Stories      | 6                                                                                                                                                       |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Storage, Lighting |
| Roof              | Membrane                                            |
| Construction      | Composite Siding, Concrete, Wood Frame              |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 20                 |

Zoning

MU-2

## Listing Details

Listing Office

2% Realty

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