513 8505 Broadcast Avenue SW

Calgary | Active | MLS® A2304723

$438,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2020**	**769.64 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to your new urban retreat. This beautifully designed modern apartment offers nearly 800 sq ft of refined living, blending sophisticated finishes with everyday comfort. Light chevron-patterned hardwood floors run throughout, enhancing the open-concept layout and creating a seamless, elevated feel. Expansive windows fill the living space with natural light and lead out to a generous private balcony-perfect for morning coffee, evening unwinding, or hosting guests. The kitchen is both stylish and functional, featuring sleek quartz countertops and a large island ideal for meal prep, casual dining, and entertaining. The thoughtfully designed primary suite includes a well-appointed walk-in closet, offering ample storage and organization. Both bathrooms are finished with striking penny tile, adding texture and a distinctive designer touch. Every detail has been carefully considered to balance style and practicality. Complete with titled parking and an in-unit washer and dryer, this home delivers true everyday convenience. Located in a highly desirable area, you'll enjoy exceptional walkability with cafés, restaurants, shops, and daily essentials just steps from your door. With quick access to downtown, top private schools, and effortless escapes to the mountains via Highway 1, this location offers the perfect blend of urban lifestyle and connectivity to Alberta's beautiful outdoors.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2304723
Bedrooms	2
Bathrooms	2
Year Built	2020
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	769.64 sq. ft.

Main Level Finished Area:	769.64 sq. ft.
Condo Fee:	$495.62
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Security, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	5
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2020 (Age: 6)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1912016
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Concrete, Mixed
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood, Tile

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Elevator(s), Garbage Chute, Party Room, Secured Parking, Trash, Visitor Parking
Appliances:	Built-In Gas Range, Built-In Oven, Microwave, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pets Allowed
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 10'11" × 9'9" ·
Main Floor	Bedroom · 10' × 9'8" ·
Main Floor	Living Room · 13'4" × 10'2" ·
Main Floor	Eat in Kitchen · 12'10" × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Apr 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/513-8505-broadcast-avenue-sw-calgary-a2304723/

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