707 8505 Broadcast Avenue SW

Calgary | Active | MLS® A2347752

$318,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2019**	**575.83 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

TURN-KEY INVESTMENT OPPORTUNITY IN WEST SPRINGS! This well-appointed 2-bedroom, 2-bathroom condo offers an excellent opportunity for investors or buyers looking for a low-maintenance property in one of Calgary's desirable southwest communities.
Located on the 7th floor, one level below the top floor, this bright and modern condo features a spacious open-concept layout, large private balcony, kitchen island, and built-in appliances including a gas range, oven, microwave, and refrigerator. The primary bedroom offers a walk-in closet, while the second bedroom provides flexibility for guests, family, or a home office.

Additional highlights include underground parking and a private storage unit. The building, constructed in 2019, offers excellent amenities including an owners' lounge on the second floor, rooftop patio, and pet-friendly policies.

Enjoy everything West Springs has to offer, with nearby parks, pathways, shopping, restaurants, cafés, and everyday amenities. Popular local destinations include West Springs Village and the 85 Street shopping corridor, offering a variety of dining and services close to home.

With convenient access to major roadways and Calgary's downtown core, this is an excellent opportunity to own a modern, well-maintained condo in a highly sought-after southwest location. A great addition to any investment portfolio!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347752
Bedrooms	2
Bathrooms	2
Year Built	2019
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:	575.83 sq. ft.
Main Level Finished Area:	575.83 sq. ft.
Condo Fee:	$387.50
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	7
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2019 (Age: 7)
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, Forced Air, Natural Gas
Basement:	None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Concrete, Other
Structure Type:	High Rise (5+ stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Covered, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Gateway West
Community:	West Springs
Amenities:	Parking, Party Room, Roof Deck, Secured Parking, Visitor Parking
Appliances:	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Bedroom · 8'8" × 8'3" ·
Main Floor	Kitchen · 12'4" × 10' ·

Main Floor	Living Room · 10'1" × 9'3" ·
Main Floor	Bedroom - Primary · 9'8" × 9' ·
Main Floor	Storage · 2' × 2' ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/707-8505-broadcast-avenue-sw-calgary-a2347752/

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