

# \$419,900 - 401, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2222901

**\$419,900**

2 Bedroom, 1.00 Bathroom, 645 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Introducing a brand new 2-bedroom, 1-bathroom condo located in Calgary's highly desirable West District. This thoughtfully designed unit offers an open-concept layout with a modern kitchen featuring high-end appliances and ample storage, flowing seamlessly into a bright living area and private balcony.

Perfect for investors, the unit comes with a quality tenant already in place, secured under lease until the end of March 2026, making this an excellent opportunity to generate immediate rental income and potential cash flow. It's currently the best-priced unit in the building.

Additional features include in-suite laundry, air conditioning, and one titled underground parking stall. Residents also have access to a rooftop terrace with stunning panoramic views.

Ideally situated close to shopping, dining, and green spaces, this condo combines urban convenience with investment potential in one of Calgary's most vibrant neighborhoods.

Built in 2024

## Essential Information

MLS® # A2222901

Price \$419,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 645               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 401, 8230 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6M1                       |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Stall, Titled, Underground, Parkade                                 |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters          |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                                    |
| Cooling           | Wall Unit(s)                                                              |
| # of Stories      | 6                                                                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, BBQ gas line                  |
| Construction      | Concrete, Wood Frame, Composite Siding |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 31             |

Zoning

DC

Listing Details

Listing Office

The Real Estate District

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