

# \$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, Trash, Visitor Parking, Storage
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### 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	Composite Siding, Concrete, Wood Frame

### Additional Information

Date Listed	May 31st, 2025
Days on Market	8

Zoning

DC

Listing Details

Listing Office

The Real Estate District

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.