

205, 8370 Broadcast Avenue SW
Calgary, Alberta

MLS # A2207438



\$450,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | West Springs | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 794 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 353 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete, Wood Frame | Zoning: | MU-2 |
| Foundation: | - | Utilities: | - |
| Features: | Beamed Ceilings, Closet Organizers, Kitchen Island, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Experience contemporary living at it's finest in this brand-new, 2-bedroom plus Den, 2-bathroom condo in Calgary's coveted West District. Boasting 9-ft ceilings and oversized windows, this stunning home is bathed in natural light, offering a spacious, inviting ambiance. The expansive balcony creates an ideal spot for enjoying the outdoors, whether for quiet relaxation or hosting friends. The sleek, modern kitchen features quartz countertops, top-tier stainless steel appliances and stylish cabinetry. Unwind in the spa-inspired bathroom, designed with luxurious finishes, while the convenience of an in-suite washer and dryer adds ease to effortless everyday living. Smart home features like pre-installed Telus internet equipment and a WiFi-enabled thermostat ensure seamless connectivity. Other features include a rooftop terrace, air conditioning, heated underground parking, bike storage and assigned storage space. Located in a massive mixed-use community, just steps away from an unprecedented high street of eight blocks of various retail, dining and entertainment options. Enjoy an 8.4 acre Radio Park that includes year-round programming with an amphitheatre overlooking a reflecting pool, spray park, skate park, basketball court, natural areas and much more. A must see! Book your viewing today.