



GRASSROOTS
REALTY GROUP

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516, 8230 Broadcast Avenue SW
Calgary, Alberta

MLS # A2314251

\$367,900



Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	640 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Electric Gate, Enclosed, Gated, Heated Garage, Insulated, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 322
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	MU-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	None		

Brand New, Never occupied 2-bedroom condo with sunset and mountain views from the 5th floor. Bright open layout with large windows, 9-ft ceilings, modern window coverings, and added privacy with windows not facing other buildings. Stylish kitchen featuring quartz countertops, gas range, and panel-fridge. Includes central A/C, in-suite laundry, titled heated underground parking, separate storage locker, and a general bike storage. Low condo fees include utilities except electricity. Enjoy clean wide hallways and a rooftop patio with picnic area. Located in the desirable West District, walking distance to restaurants, grocery stores, parks, and amenities, with quick access to downtown, Banff, Bragg Creek, and the mountains.