



GRASSROOTS
REALTY GROUP

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**110, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2315857



\$850,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,868 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,117
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SATURDAY AND SUNDAY FROM 11AM TO 1PM. Positioned within the vibrant West District community, this thoughtfully designed two-bedroom, three-bathroom Brownstone offers a bright south-facing exposure, generous living spaces, and exceptional indoor-outdoor flow. A main floor den, upper-level bonus room, and private patio add versatility to the layout, set within one of Calgary's most desirable and fast-growing new communities. The main floor is framed by floor-to-ceiling windows, filling the open-concept living and dining area with natural light and extending seamlessly to the private patio. Designed for both privacy and openness, the outdoor space extends the living experience with room for seating, dining, and your own garden-style setting. The kitchen is finished in a contemporary palette with matte cabinetry, quartz countertops and matching backsplash, brushed gold hardware, under-cabinet lighting, and premium Fisher & Paykel appliances including a gas cooktop, wall oven, integrated refrigerator, and panelled dishwasher. The design is clean and functional, with a focus on everyday usability. A flexible den completes the main level, well-suited for a home office or quiet sitting area. The upper level includes a spacious primary bedroom with a private balcony, two additional bedrooms, a full bathroom, and a versatile bonus room. Large windows continue to enhance the natural light throughout, contributing to a bright and cohesive upper floor layout. Additional highlights include air conditioning, in-suite laundry, thoughtful storage, and two titled underground parking stalls. Set in West District, the home is steps from parks, pathways, boutique cafés, restaurants, fitness studios, and everyday conveniences, offering an elevated urban lifestyle defined by exceptional amenities, thoughtful design, and a true sense of

community.