



GRASSROOTS
REALTY GROUP

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701, 8445 Broadcast Avenue SW
Calgary, Alberta

MLS # A2324666



\$1,150,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,756 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3
Garage:	Enclosed, Heated Garage, Owned, Parkade, Secured, Side By Side, Titled, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 912
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: safe, deck furniture, dining room table, small stand in Kitchen

This elegant and sophisticated two story - three bedroom penthouse is a rare find. Located in the heart of the vibrant new and growing walkable "West District" neighbourhood in West Springs - you can leave your car at home and enjoy the many amenities, services, restaurants, coffee shops, gyms, yoga centres and much more just outside your front door. Beautiful herringbone patterned flooring flows throughout the big sunny main floor. The open concept design - show cases the floor to ceiling windows with amazing views. The kitchen features quartz counter tops, a 6 burner gas Wolf range, Subzero fridge/freezer combo and under cabinet lighting. The expansive breakfast bar overlooks the Living room and the huge wrap around deck with more stunning views and a gas hook up. The Dining area has a charming built in bar on one side and a convent wall of cabinets for extra storage on the other. The first of three bedrooms (could be a home office) is also on this floor. It has 4 piece ensuite with trendy penny tile flooring, quartz counter top and lots of cabinet space. Upstairs is an amazing primary suite with more floor to ceiling windows and mountain views. The ensuite leads through to a large walk in closet with built in shelving. There is a second entrance on this level with built-ins for coats and footwear- as well as a whole wall of cabinets at the top of the stair case. Another cozy bedroom with another four piece ensuite and walk in closet with built-ins completes this floor. Wool damask drapery, central air, custom wood work, 2 Titled side by side secure parking spots and 2 storage units make for easy living. There is lovely Owners Lounge with big screen TV's, kitchen area and patio on the 2nd floor and huge Sundeck on the 8th floor. This well run complex is pet friendly - 2 Dogs or Cats are allowed up to 20 kilos with approval.

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