



GRASSROOTS
REALTY GROUP

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516, 8230 Broadcast Avenue SW
Calgary, Alberta

MLS # A2348576

\$350,000



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 f4.0h30
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 *** Sunset Views *** Mountain Views *** 5th Floor *** Open Layout *** Large Windows *** 9 Ft Ceilings *** Window Coverings for Added Privacy *** Modern Kitchen *** Quartz Counters *** Gas Range *** Panel Fridge *** Central A/C *** In Suite Laundry *** Titled Underground Parking *** Storage Locker *** Bike Storage *** Low Condo Fees *** Gas, Heat, Water Included in Condo Fees *** Rooftop Patio *** Picnic Area *** West District *** Walkable Location *** Restaurants Nearby *** Grocery Nearby *** Parks Nearby *** Downtown Access *** Banff Access *** Bragg Creek *** Mountains Access