

**205, 8370 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2248724**



**\$439,900**

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

|                    |                                                                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                     | <b>Condo Fee:</b> | \$ 348 |
| <b>Basement:</b>   | -                                                                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame                                                                                | <b>Zoning:</b>    | MU-2   |
| <b>Foundation:</b> | -                                                                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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.