

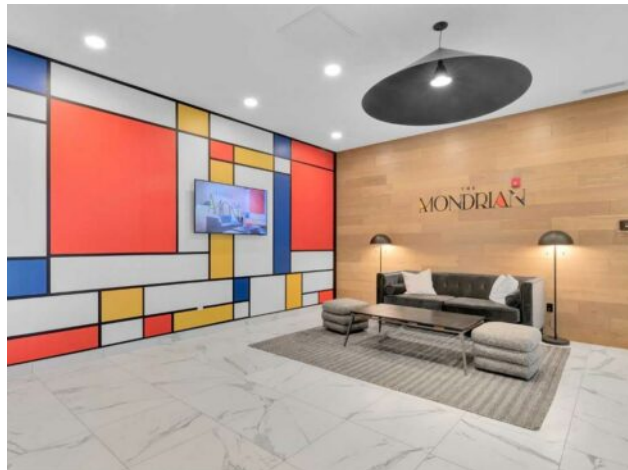


**GRASSROOTS**  
REALTY GROUP

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**516, 8230 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2217401**



**\$425,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | West Springs  |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit   |               |                  |
| <b>Size:</b>     | 640 sq.ft.  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Covered, Electric Gate, Enclosed, Gated, Heated Garage, Insulated, Off Street |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Membrane  | <b>Condo Fee:</b> | \$ 287 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame  | <b>Zoning:</b>    | MU-2   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |                   |        |
| <b>Inclusions:</b> | None  |                   |        |

Imagine coming home to glowing sunsets, modern comfort, and everything you love just steps away. Welcome to this brand-new, 2-bedroom retreat on the 5th floor of 8230 Broadcast Ave SW. Built in 2025, this thoughtfully designed home features a bright, modern layout with 9-ft ceilings, a 4-piece bathroom, and a spacious balcony where you can unwind and take in breathtaking, unobstructed sunset views: a daily reminder of how beautiful life can be. You'll fall in love with the gourmet kitchen, showcasing quartz countertops, brushed gold hardware, and high-end stainless steel appliances, including a gas range and paneled fridge &mdash; a true culinary dream. Stay cool in the summer with central air conditioning, and enjoy the added convenience of in-suite laundry. This unit also includes low condo fees, a titled heated underground parking stall, assigned storage unit, and common bike storage. And when it's time to relax or entertain, head to the rooftop patio, the perfect spot to gather with friends or simply take in the skyline. Located in the heart of West Calgary, you're just steps from top-rated restaurants, scenic parks, bike paths, and premier shopping. Whether you're sipping a quiet morning coffee on the balcony or immersing yourself in your vibrant new neighbourhood, this home offers the ideal balance of urban energy and peaceful retreat. Don't miss your chance to own this stunning unit! The sunsets are waiting.