



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**512, 8370 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2219081**



**\$468,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** A/C Unit on Wall

**5TH FLOOR | 2 BEDS 2 BATHS | WIDE OPEN VIEW | TITLED UNDERGROUND PARKING | ASSIGNED STORAGE LOCKER |**  
Welcome to Unit 512 at 8370 Broadcast Avenue SW — a contemporary and luxurious 2-bedroom condo in the heart of Calgary’s sought-after West Springs. This stunning home features 9-ft ceilings, luxury vinyl plank flooring and oversized windows that bring in lots of natural sunlight. Step inside to discover an open-concept layout with floor-to-ceiling windows and offering stunning city and mountain views. The designer kitchen is a chef’s dream, featuring high-end integrated appliances, sleek quartz countertops, a gas cooktop, and plenty of storage space. The spacious bedroom includes a walk-in closet and easy access to 3pc ensuite bathroom with a soaker tub, rainfall showerhead, and modern fixtures. There is another spacious bedroom and 4pc bathroom and a den providing more space for family and guests. Additional features include: Private balcony, Central air conditioning, In-suite laundry, Titled underground parking & storage locker. Residents have exclusive access to amenities including a rooftop patio, bike storage and visitor parking. Located in a vibrant, walkable community steps from restaurants, boutiques, cafes, and green spaces — with quick access to downtown and the mountains — this home offers exceptional lifestyle and investment value. Don’t miss your chance to own a piece of one of Calgary’s most dynamic neighborhoods.