



GRASSROOTS
REALTY GROUP

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

401, 8230 Broadcast Avenue SW
Calgary, Alberta

MLS # A2222901



\$419,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Introducing a brand new 2-bedroom, 1-bathroom condo located in Calgary's highly desirable West District. This thoughtfully designed unit offers an open-concept layout with a modern kitchen featuring high-end appliances and ample storage, flowing seamlessly into a bright living area and private balcony. Perfect for investors, the unit comes with a quality tenant already in place, secured under lease until the end of March 2026, making this an excellent opportunity to generate immediate rental income and potential cash flow. It's currently the best-priced unit in the building. Additional features include in-suite laundry, air conditioning, and one titled underground parking stall. Residents also have access to a rooftop terrace with stunning panoramic views. Ideally situated close to shopping, dining, and green spaces, this condo combines urban convenience with investment potential in one of Calgary's most vibrant neighborhoods.