



**GRASSROOTS**  
REALTY GROUP

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

313, 8445 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2239836



**\$509,999**

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,033 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Experience upscale urban living in this immaculate 2-bedroom + den, 2-bathroom condo that blends comfort and elegance. Designed with high-end finishes throughout, this sunlit home features 9-ft ceilings, herringbone flooring, and floor-to-ceiling windows. The gourmet kitchen is a chef's dream with quartz countertops, full-height soft-close cabinetry, LED lighting, premium appliances, and a spacious island perfect for entertaining. The primary bedroom includes a walk-in closet and a 4-piece ensuite, while the second bedroom is paired with a sleek 3-piece bath. Enjoy your private balcony, in-suite laundry, and incredible building amenities like concierge service, social lounge, and bike storage. On the ground level are retail favourites like UNA Pizza, Deville Coffee, and F45, etc. With quick access to downtown, Winsport, and the mountains, this prime location offers the ultimate in luxury and convenience. Schedule your private showing today—this opportunity won't last!