



GRASSROOTS
REALTY GROUP

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106, 8505 Broadcast Avenue SW
Calgary, Alberta

MLS # A2249285



\$839,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,847 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	\$ 1,177
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

This is your chance to live in WEST DISTRICT at an unbeatable value—priced more than \$100K below assessment. Life here is safe, secure, and worry-free! With FULL-TIME CONCIERGE SERVICE, 2 UNDERGROUND TITLED PARKING, and lock-and-go convenience, you’ll enjoy peace of mind whether you’re at home or away. This stunning two-level townhouse offers over 1,800 ft² of upgraded living space with 3 bedrooms, 3 full bathrooms, a main floor office, upper bonus room, and 2 TITLED underground parking stalls. Step inside to experience the quality of a FORMER SHOW SUITE, with exceptional craftsmanship and thoughtful design throughout. Chevron-patterned wide-plank flooring adds warmth and elegance, while designer wallpapered feature walls bring character and polish. The heart of the home is the kitchen, featuring brushed gold hardware, light quartz countertops, under-cabinet lighting, and soft-close custom cabinetry. Sleek and seamless, the kitchen features custom cabinetry that conceals a dishwasher and fully integrated 36' Fisher & Paykel fridge for a refined, built-in look. Floor-to-ceiling windows fill the open-concept layout with sunshine and open onto your south-facing private patio—perfect for morning coffee, warm summer nights, or letting your pup out for a quick stroll (NO ELEVATOR REQUIRED!) The main floor office sits next to a full 4-piece bathroom, ideal for guests or a flex bedroom. Upstairs, the primary bedroom offers a private balcony, walk-through closet, and a 4-piece ensuite. Two more bedrooms, another full bathroom, and a bonus room provide flexible space for families, hobbies, or home offices. A full laundry room with side-by-side washer/dryer and folding counter adds everyday convenience. Additional features include central A/C, in-ceiling speakers,

and upgraded lighting. Residents also enjoy access to the 2nd-floor owner's lounge and an 8th-floor rooftop patio with panoramic views. Set in the heart of West District, you're steps to parks, future retail, dining, and evolving amenities. Be sure to click on the virtual tour link!