



GRASSROOTS
REALTY GROUP

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**516, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2259777



\$375,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	543 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 356
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Experience elevated living in this Truman-built, concrete construction condo in sought-after West Springs. This 1-bedroom residence offers peace and quiet with superior soundproofing, allowing you to fully enjoy the spacious open-concept design. Floor-to-ceiling glass in the living room, 9' ceilings, and LED pot lighting create a bright, modern atmosphere. The chef-inspired kitchen features quartz countertops, a gas cooktop, built-in microwave and oven, and custom soft-close cabinetry. Retreat to the bedroom with its expansive walk-in closet, and step out onto your private balcony with sweeping views. With central air conditioning, high-end finishes, and a location just minutes from shopping, dining, and transit, this home blends comfort, style, and convenience. Perfect for professionals, downsizers, or investors seeking long-term value.