

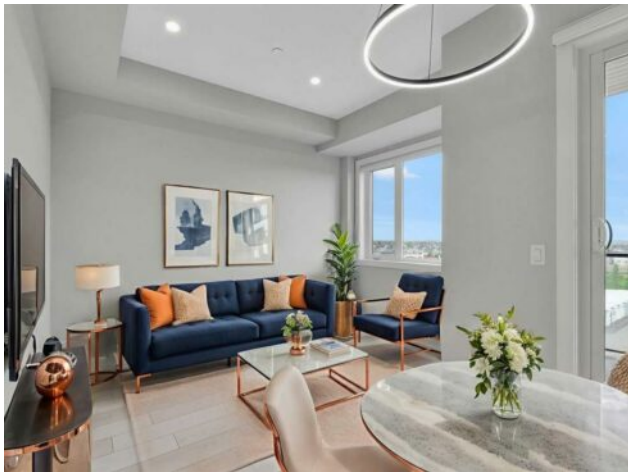


GRASSROOTS
REALTY GROUP

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

516, 8230 Broadcast Avenue SW
Calgary, Alberta

MLS # A2264845



\$419,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	640 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Electric Gate, Enclosed, Gated, Heated Garage, Insulated, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	MU-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Stone Counters, Storage, Vinyl Windows		
Inclusions:	None		

A place where SUNSETS GLOW and CITY LIGHTS FADE, this BRAND NEW (2025) retreat was beautifully made. 2 BEDROOMS, 9-FT CEILINGS, and VIEWS UNCONFINED, QUARTZ COUNTERS, GAS RANGE, the finest you'll find. CENTRAL A/C, IN-SUITE LAUNDRY, comfort well planned, with HEATED PARKING, STORAGE, and BIKE RACKS at hand. A BALCONY to breathe, LOW FEES to delight, a ROOFTOP PATIO to crown each night. In WEST DISTRICT you'll wander, where cafes align — Your evening begins where the SUNSETS SHINE.