



GRASSROOTS
REALTY GROUP

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

**516, 8230 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2276115



\$375,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	640 sq.ft.	Age:	2025 (1 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		

Prime Convenient Location *** Walking Distance To Restaurants, Grocery Stores & Parks *** Quick Commute To Downtown *** Easy City Access Toward Banff, Bragg Creek & Mountains *** North-West Facing Balcony *** Sunset and Mountains Views *** Bright Unit With Large Windows *** 9-Ft Ceilings *** 5th Floor Location *** 2 Bedrooms *** 4-Piece Bathroom *** Quartz Countertops *** Gas Range *** Panel Fridge *** Central A/C *** In-Suite Laundry *** Titled Heated Underground Parking *** Separate Storage Unit *** Bike Storage *** Low Condo Fees (Utilities Included Except Electricity) *** Clean Wide Hallways *** Rooftop Patio With Picnic Area *** Built In 2025 *** West District Location *** Walking Distance To Shops, Cafes & Parks