



**GRASSROOTS**  
REALTY GROUP

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803, 8375 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2276687



**\$599,900**

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this brand new, south-facing 2-bedroom, 2-bathroom residence offering bright, open, and modern living. The thoughtfully designed interior features durable vinyl plank flooring throughout and a sleek, efficient kitchen complete with a gas range, panel-ready Fisher & Paykel refrigerator, quartz countertops, and contemporary finishes. Enjoy seamless indoor-outdoor living with a large south-facing balcony showcasing stunning mountain views—perfect for relaxing or entertaining. The spacious primary bedroom is a true retreat, highlighted by a spa-inspired ensuite. A second interior bedroom and a well-appointed guest bathroom complete the layout. Additional conveniences include central A/C, in-suite washer and dryer, underground parking, and a dedicated storage locker. Located in a brand new Truman-built building, residents enjoy premium amenities such as a full fitness centre, games/owners lounge, dog wash, and car wash. Set in a prime west-end location with everything you need close by, this home offers exceptional value and lifestyle. Book your private viewing today!