



**GRASSROOTS**  
REALTY GROUP

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**803, 8375 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2276687**

**\$599,900**



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

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