



718, 8505 Broadcast Avenue SW
Calgary, Alberta

MLS # A2147037



\$1,429,999

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	1,625 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 901
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)

Inclusions: N/A

Experience unparalleled LUXURY living at 8505 Broadcast Ave, Calgary's newest PENTHOUSE listing. This stunning multi-level residence offers over 1,625 square feet of livable space (2,400+ sq ft as measured by the builders), complemented by a 616 square foot west-facing balcony with breathtaking ROCK MOUNTAINS and city views. Upon entry into the lobby, you're greeted by a beautiful marble foyer and dedicated concierge service, ensuring both elegance and convenience. In the penthouse, the upgraded hardwood flooring, doors, lighting, custom cabinetry, and gourmet kitchen with stainless steel appliances, and a gorgeous granite island epitomize luxury. The expansive primary ensuite features a 3-piece with granite countertops, a spacious bedroom, and a walk-in closet. This luxurious penthouse boasts 3 bedrooms, 2.5 bathrooms, and 2 living rooms—one on each level—providing ample space for entertaining and relaxation. Additional conveniences include en-suite laundry. Two titled underground parking spots—one equipped with a 220 EV charger—and a large storage room enhance urban living. Situated in the sought-after neighborhood of West Springs, this penthouse is located near top private schools, upscale shopping, fine dining, and offers easy access to downtown Calgary and Highway 1 leading to Banff National Park. Discover the pinnacle of sophistication and convenience. Make 8505 Broadcast Ave your luxurious new home today.