



**216, 8370 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2206020



\$422,500

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	626 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	MU-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data		

Inclusions: None

Your dream condo in Calgary's West District just got more affordable! Discover modern living at its finest in this brand new, move in ready 2-bedroom, 1-bath condo in Calgary's sought-after West District. With 9-ft ceilings and large windows, this home is filled with natural light, creating a bright and airy atmosphere. Step onto your expansive balcony just as large as the unit itself, perfect for outdoor relaxation or entertaining. The sleek, modern kitchen features quartz countertops, premium stainless steel appliances, and stylish cabinetry. A spa-inspired bathroom with high-end finishes enhances the luxury feel, while the in-suite washer and dryer add everyday convenience. Smart home features include pre-installed Telus internet equipment and a WiFi-enabled thermostat for seamless connectivity. Located in a secure, concrete-built building, residents enjoy top-tier amenities, including a rooftop patio, heated underground parking, bike storage, and an assigned storage space. Low condo fees make maintenance-free living even more appealing. This home comes with comprehensive warranty coverage for added peace of mind. Live in a vibrant, walkable community with shopping, dining and entertainment just steps away!