

**313, 8445 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2213025



\$514,999

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,033 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Step into this stunning 2-bedroom, 2-bathroom + 1-den residence, where luxury and convenience seamlessly blend. This immaculate home is a true sanctuary, featuring contemporary elegance with exceptional balcony space for outdoor enjoyment. The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite bathroom, while the second bedroom is complemented by a stylish 3-piece washroom. Both bathrooms boast luxurious tiled flooring, enhancing the overall feel of sophistication. Upon entry, you'll be welcomed by herringbone-style flooring and an abundance of natural light flowing through 9-ft ceilings and floor-to-ceiling windows. The kitchen is a culinary enthusiast's dream, complete with a large island, full-height cabinetry, soft-close doors and drawers, quartz countertops, LED spotlights, and top-of-the-line appliances. The convenience of an in-suite laundry room with washer/dryer adds to the appeal of this well-designed space. This residence offers easy access to a variety of amenities, including ground-floor retailers just steps from your door. Enjoy the luxury of a social room, bike storage, concierge service, and the convenience of nearby businesses. Situated in a highly sought-after area, you'll be close to a wide range of amenities, including shopping, schools, downtown, and the mountains. The building features a curated selection of commercial tenants, including UNA Pizza, Deville Coffee, F45 Gym, and more on the ground floor. With only a 15-minute drive to downtown and 5 minutes to Winsport Canada Olympic Park, this location offers the perfect balance of urban living and outdoor recreation. Plus, easy access to major roads and highways makes navigating the city a breeze. Don't miss out on this extraordinary opportunity to make this luxurious apartment your new home. Experience the perfect

blend of comfort, style, and convenience—schedule your viewing today! (back on market due to financing)