

410, 8505 Broadcast Avenue SW
Calgary, Alberta

MLS # A2238482



\$559,999

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,028 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Fan Coil		
Floors:	Tile, Vinyl Plank		
Roof:	-		
Basement:	-		
Exterior:	Concrete, Metal Siding		
Foundation:	-		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 666		
LLD:	-		
Zoning:	DC		
Utilities:	-		

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: NA

Step into this stunning 2-bedroom, 2-bathroom plus den condo that perfectly blends modern luxury with everyday comfort. Featuring 9-ft ceilings, floor-to-ceiling windows, and stylish herringbone flooring, this bright and open space includes a gourmet kitchen with quartz countertops, full-height soft-close cabinetry, LED lighting, and premium appliances. The spacious primary bedroom boasts a walk-in closet and a 4-piece ensuite, while the second bedroom is paired with a sleek 3-piece bath. Enjoy the convenience of in-suite laundry, a private balcony, and access to amenities like concierge service, a social lounge, bike storage, and vibrant ground-floor retailers. Located just 15 minutes from downtown and 5 minutes from WinSport, with easy access to major roads, this home offers the perfect balance of urban living and outdoor lifestyle.