

**516, 8505 Broadcast Avenue SW  
 Calgary, Alberta**
**MLS # A2259777**
**\$360,000**


<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	543 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard		
<b>Floors:</b>	Ceramic Tile, Vinyl Plank		
<b>Roof:</b>	-		
<b>Basement:</b>	-		
<b>Exterior:</b>	Concrete, Metal Siding		
<b>Foundation:</b>	-		
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

Experience elevated living in this Truman-built, concrete construction condo in sought-after West Springs. This 1-bedroom residence offers peace and quiet with superior soundproofing, allowing you to fully enjoy the spacious open-concept design. Floor-to-ceiling glass in the living room, 9' ceilings, and LED pot lighting create a bright, modern atmosphere. The chef-inspired kitchen features quartz countertops, a gas cooktop, built-in microwave and oven, and custom soft-close cabinetry. Retreat to the bedroom with its expansive walk-in closet, and step out onto your private balcony with sweeping views. With central air conditioning, high-end finishes, and a location just minutes from shopping, dining, and transit, this home blends comfort, style, and convenience. Perfect for professionals, downsizers, or investors seeking long-term value.