

**212, 8505 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2272916**



**\$384,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	581 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Rubber

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 388

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

Welcome to the beautiful West! This two-bedroom, two-bathroom residence, situated in the heart of a master planned community, boasts desirable south exposure and southwest mountain views. This quiet, concrete building offers a chic aesthetic with high-end finishes, including air conditioning, luxury wide flooring (no carpets), and elegant penny round mosaic tiles in all baths. Enjoy bright and functional living with pot lights, 9-foot painted ceilings, and a luxurious white kitchen featuring brushed gold hardware, a high-end gas cooktop, wall oven, an integrated 36" Fisher & Paykel fridge, panelled dishwasher, and soft-close custom cabinetry with under-cabinet lighting. Quartz countertops and backsplash add a touch of sophistication. Downstairs, vibrant shopping, dining, fitness centres, and everyday amenities are at your doorstep. Radio Park is nearby, and you are close to schools, transit, and all amenities, with a quick connection to Stoney Trail for heading out to the mountains. The building is impeccably maintained and includes underground parking, a dedicated storage unit, bicycle storage, concierge service during the day, and underground visitor parking.