

**516, 8230 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2276115**



**\$375,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	640 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Electric Gate, Enclosed, Gated, Heated Garage, Insulated, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 287
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	MU-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Stone Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Prime Convenient Location \*\*\* Walking Distance To Restaurants, Grocery Stores & Parks \*\*\* Quick Commute To Downtown \*\*\* Easy City Access Toward Banff, Bragg Creek & Mountains \*\*\* North-West Facing Balcony \*\*\* Sunset and Mountains Views \*\*\* Bright Unit With Large Windows \*\*\* 9-Ft Ceilings \*\*\* 5th Floor Location \*\*\* 2 Bedrooms \*\*\* 4-Piece Bathroom \*\*\* Quartz Countertops \*\*\* Gas Range \*\*\* Panel Fridge \*\*\* Central A/C \*\*\* In-Suite Laundry \*\*\* Titled Heated Underground Parking \*\*\* Separate Storage Unit \*\*\* Bike Storage \*\*\* Low Condo Fees (Utilities Included Except Electricity) \*\*\* Clean Wide Hallways \*\*\* Rooftop Patio With Picnic Area \*\*\* Built In 2025 \*\*\* West District Location \*\*\* Walking Distance To Shops, Cafes & Parks