607, 8445 Broadcast Avenue SW
Calgary, Alberta

MLS # A2285398

$420,000

Division:	West Springs
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	758 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	2	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 402
Basement:	-	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete, Metal Siding	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Beautiful 2 bedroom 2 bath condo with mountain views! This condo comes with high end finishings including herringbone flooring, quartz countertops, integrated fridge, floor to ceiling windows, spa-like bathrooms with tile surround shower. The kitchen has an oversized island which allows for seating of 6 people. Cabinets are a beautiful charcoal colour. The living room has huge floor to ceiling windows that offer views of the gorgeous mountains and Calgary. Tons of natural light. The large balcony is covered and has a power outlet and natural gas hookup. The primary bedroom also has floor to ceiling windows with a modern ensuite and walk in closet. Both bathrooms have quartz counters. Pocket doors throughout the unit save space. The location is amazing, close to all amenities, tons of restaurants, cafes, gym and grocery stores. The building is just off Stoney Trail so only 1 hour to Banff and less than an hour to Canmore. 20 minute commute to downtown Calgary! The building has concierge working Mon-Friday in the beautiful lobby. There is a residents lounge in the building which offers tons of space for entertaining and a rooftop terrace.