

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

**MLS # A2295529**



**\$367,900**

<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, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

BRAND NEW, NEVER OCCUPIED 2-BEDROOM unit on the 5TH FLOOR with SUNSET AND MOUNTAIN VIEWS and WINDOWS NOT FACING OTHER BUILDINGS, offering added privacy and natural light. Bright and open layout with LARGE WINDOWS, 9-FT CEILINGS, and MODERN WINDOW COVERINGS throughout. Contemporary kitchen with QUARTZ COUNTERTOPS, GAS RANGE, and PANEL FRIDGE. Includes CENTRAL A/C, IN-SUITE LAUNDRY, TITLED HEATED UNDERGROUND PARKING, SEPARATE STORAGE UNIT, and BIKE STORAGE. Enjoy LOW CONDO FEES (UTILITIES INCLUDED EXCEPT ELECTRICITY), CLEAN WIDE HALLWAYS, and a ROOFTOP PATIO WITH PICNIC AREA. Located in WEST DISTRICT with WALKING DISTANCE TO RESTAURANTS, GROCERY STORES, AND PARKS, QUICK COMMUTE TO DOWNTOWN, and EASY ACCESS TO BANFF, BRAGG CREEK, AND THE MOUNTAINS.