

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

**MLS # A2332479**



**\$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> | \$ 322 |
| <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 \*\*\* Sunset Views \*\*\* Mountain Views \*\*\* 5th Floor \*\*\* Open Layout \*\*\* Large Windows \*\*\* 9 Ft Ceilings \*\*\* Window Coverings \*\*\* Added Privacy \*\*\* Modern Kitchen \*\*\* Quartz Counters \*\*\* Gas Range \*\*\* Panel Fridge \*\*\* Central A/C \*\*\* In Suite Laundry \*\*\* Titled Parking \*\*\* Heated Garage \*\*\* Storage Locker \*\*\* Bike Storage \*\*\* Low Condo Fees \*\*\* Gas, Heat, Water Included \*\*\* Rooftop Patio \*\*\* Picnic Area \*\*\* West District \*\*\* Walkable Location \*\*\* Restaurants Nearby \*\*\* Grocery Nearby \*\*\* Parks Nearby \*\*\* Downtown Access \*\*\* Banff Access \*\*\* Bragg Creek \*\*\* Mountain Access