

205, 8370 Broadcast Avenue SW
Calgary, Alberta

MLS # A2338975



\$374,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 353
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	MU-2 f4.0h30
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Experience contemporary living at it's finest in this stunning 2-bedroom + den, 2-bathroom condo in Calgary's highly sought-after West District, offering exceptional value as the lowest-priced unit in the building. Designed with style and functionality in mind, this bright and spacious home features 9-ft ceilings, oversized windows, and an abundance of natural light. The expansive balcony provides the perfect extension of your living space, ideal for relaxing outdoors or entertaining guests. The sleek modern kitchen is beautifully appointed with quartz countertops, premium stainless steel appliances, and contemporary cabinetry, while spa-inspired bathrooms offer luxurious finishes. Additional comforts include in-suite laundry, air conditioning, heated underground parking, assigned storage, bike storage, pre-installed TELUS internet equipment, and a WiFi-enabled thermostat. Residents also enjoy access to a rooftop terrace and an incredible location within West District's vibrant mixed-use community. Just steps from eight blocks of shopping, dining, and entertainment and an 8.4-acre Radio Park, featuring year-round programming, an amphitheatre, reflecting pool, spray park, skate park, basketball court, and beautifully designed outdoor spaces. Priced as the lowest unit in the building, this is a standout opportunity that won't last. Book your private viewing today!