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GRASSROOTS REALTY GROUP

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717, 8505 Broadcast Avenue SW Calgary, Alberta

MLS # A2354072

$1,224,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,818 sq.ft.	**Age:**	2020 (6 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	$ 1,124
Basement:	None	**LLD:**	-
Exterior:	Concrete, Metal Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

** Please click on "Videos" for stunning tour ** For those who prefer the best - this top floor multi-level penthouse sits on the NW corner of the building and offers some of the best views in the city! Amazing features include: 3 balconies - all a very generous size - all with outstanding views to the west/north (gas line included), over 1800 sq ft, 2 bedrooms, 2.5 bathrooms, solid & quiet concrete construction, 2 entrances - 7th floor into main floor - 8th floor to massive Primary suite, 2 titled parking spaces - close to elevators, 2 assigned storage lockers, central A/C, upgrades galore - power/blackout blinds, raised toilets, comfortable Murphy bed, upper wet bar, Luxury Vinyl flooring in herringbone pattern, quartz counters throughout, pull out garbage/recycle bins, garburator, alarm system, proper closet built-ins and much more! Location is a 10 out of 10 - all the great amenities of the "West District" right out your front door, 15 minute drive to downtown and very easy access to all major routes - Stoney Trail/Crowchild Trail/Trans-Canada Highway. You will not be disappointed when you see this unit! Vacant, clean and ready for new owners to call this masterpiece home.

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