

**513, 8505 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2198817**



## \$499,999

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 496
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A.

Welcome to your new urban retreat! This stunning modern apartment, spanning nearly 800 SqFt, combines sophisticated design with modern living. The spacious open floor plan is enhanced by light chevron-patterned hardwood floors, creating a seamless flow throughout the home. Large windows invite natural light into the living area, which extends to a generous balcony—an ideal space for relaxing, entertaining, or enjoying your morning coffee. The kitchen invites culinary creativity, featuring sleek quartz countertops and a large island that provides ample space for meal preparation or casual dining. Thoughtful design continues into the primary suite, where a spacious walk-in closet offers plenty of storage and organization. Both bathrooms are beautifully finished with sharp penny tile, adding texture and style. Every detail of this home has been carefully considered, offering both style and functionality. With a titled parking spot, in unit washer/dryer and a prime location offering an abundance of local amenities, swift access to downtown, top private schools, and scenic escapes via Highway 1, this unit promises a perfect blend of sophistication and convenience.