

313, 8445 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2170773



**\$579,999**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	2019 (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>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 621
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Broadcast Avenue! where luxury meets convenience in this stunning unit. This immaculate 2 bed 2 bath residence is a haven of contemporary elegance with exceptional balcony space. This apartment features a spacious primary bedroom with a walk-in closet and a 4-piece Ensuite bathroom, a second bedroom and a 3-piece washroom. Both the bathrooms feature a tasteful tiled flooring adding luxurious touch to space. Upon entering you will be greeted with herringbone- style flooring and abundance of natural light streaming through 9 ft ceiling and floor to ceiling windows. The kitchen is a culinary enthusiast's dream, featuring large island, full height cabinetry, soft close doors and drawers, quartz countertops, LED spotlights and top of the line appliances. There is a separate dining room for enjoying meals. A laundry room with washer/dryer completes this well planned living space. Enjoy easy access to a variety of amenities, including ground-floor retailers, just steps from your door. This gateway has plenty to offer from social room, bike storage and concierge service to variety of businesses located on the main floor. This apartment is located in a great area close to many amenities, with easy access to shopping, schools, downtown, and the mountains. The building features a curated selection of commercial tenants, including UNA Pizza, Deville Coffee, F45 Gym, and more on the ground floor. Located just 15 minutes from downtown and 5 minutes from Winsport Canada Olympic Park, it's an ideal spot for the community. It also provides convenient access to major roads and highways, making it easy to get around the city. Don't let this extraordinary opportunity slip away -seize the chance to make this apartment your new sanctuary of luxury living.