

512, 8370 Broadcast Avenue SW

Calgary, Alberta

MLS # A2219081

\$468,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	A/C Unit on Wall		

5TH FLOOR | 2 BEDS 2 BATHS | WIDE OPEN VIEW | TITLED UNDERGROUND PARKING | ASSIGNED STORAGE LOCKER |

Welcome to Unit 512 at 8370 Broadcast Avenue SW – a contemporary and luxurious 2-bedroom condo in the heart of Calgary’s sought-after West Springs. This stunning home features 9-ft ceilings, luxury vinyl plank flooring and oversized windows that bring in lots of natural sunlight. Step inside to discover an open-concept layout with floor-to-ceiling windows and offering stunning city and mountain views. The designer kitchen is a chef’s dream, featuring high-end integrated appliances, sleek quartz countertops, a gas cooktop, and plenty of storage space. The spacious bedroom includes a walk-in closet and easy access to 3pc ensuite bathroom with a soaker tub, rainfall showerhead, and modern fixtures. There is another spacious bedroom and 4pc bathroom and a den providing more space for family and guests. Additional features include: Private balcony, Central air conditioning, In-suite laundry, Titled underground parking & storage locker. Residents have exclusive access to amenities including a rooftop patio, bike storage and visitor parking. Located in a vibrant, walkable community steps from restaurants, boutiques, cafes, and green spaces – with quick access to downtown and the mountains – this home offers exceptional lifestyle and investment value. Don’t miss your chance to own a piece of one of Calgary’s most dynamic neighborhoods.