

106, 8505 Broadcast Avenue SW
Calgary, Alberta

MLS # A2283512



\$799,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,847 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3
Garage:	Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	\$ 1,177
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

With FULL TIME concierge service, TWO titled underground parking stalls, and lock-and-go convenience, this home is designed for easy, worry-free living. This stunning two-level apartment offers over 1,800 ft² of upgraded living space with 3 bedrooms, 3 full bathrooms, a main floor office, and an upper bonus room. Step inside to experience the quality of a former show suite, with exceptional craftsmanship and thoughtful design throughout. Chevron-patterned wide-plank flooring adds warmth and elegance, while designer wallpapered feature walls bring character and polish. The heart of the home is the kitchen, finished with brushed gold hardware, light quartz countertops, and under-cabinet lighting. Sleek and seamless, custom cabinetry conceals the dishwasher and integrates a 36" Fisher & Paykel fridge for a refined, built-in look. Floor-to-ceiling windows fill the open-concept layout with natural light. The space opens onto a south-facing private patio, ideal for morning coffee, summer evenings, or letting your pup out for a quick stroll. (NO ELEVATOR REQUIRED!) The main floor office sits next to a full 4-piece bathroom, ideal for guests or a flex bedroom. Upstairs, the primary bedroom offers a private balcony, walk-through closet, and a 4-piece ensuite. Two more bedrooms, another full bathroom, and a bonus room provide flexible space for families, hobbies, or home offices. A full laundry room with side-by-side washer/dryer and folding counter adds everyday convenience. Additional features include central A/C, in-ceiling speakers, and upgraded lighting. Residents also enjoy access to the 2nd-floor owner's lounge and an 8th-floor rooftop patio with panoramic views. Set in the heart of West District, you're STEPS to parks, restaurants/pubs, and a brand new grocery store! Condo fees include heat, gas, concierge, on-site management, insurance,

reserve fund contributions, and more. Be sure to click on the virtual tour link!