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607, 8445 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2221206



\$428,111

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | West Springs                       |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 758 sq.ft.                         | Age:   | 2019 (6 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Secured, Underground               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Fan Coil   | Water:     | -      |
| Floors:     | Tile, Vinyl Plank  | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 529 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Concrete, Metal Siding   | Zoning:    | DC     |
| Foundation: | -  | Utilities: | -      |
| Features:   | Closet Organizers, Elevator, Kitchen Island, No Animal Home, Quartz Counters, Recreation Facilities, See Remarks, Vinyl Windows, Walk-In Closet(s) |            |        |
| Inclusions: | None   |            |        |

Beautiful 2 bedroom condo with mountain views! This condo comes with high end finishings including herringbone flooring, quartz counter tops, integrated fridge, floor to ceiling windows, spa-like bathrooms with tile surround shower. The kitchen has an overside island which allows for seating of 6 people. The living room has floor to ceiling windows that offer views of the gorgeous mountains and North Calgary. The balcony is covered and has a power outlet and natural gas hookup. The primary bedroom also has floor to ceiling windows with a modern ensuite and walk in closet. Pocket doors throughout the unit save space. The location is amazing, close to all amenities, tons of restaurants, cafes, gym and grocery stores. The building is just off Stoney Trail so only 1 hour to Banff and less than an hour to Canmore. 20 minute commute to downtown Calgary! The building has concierge working Mon-Friday in the beautiful lobby. The is a residents lounge in the building which offers tons of space for entertaining and a rooftop terrace