

401, 8230 Broadcast Avenue SW
Calgary, Alberta

MLS # A2222901



\$419,900

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|-----------|-------------------------------------|--------|------------------|
| Division: | West Springs | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 645 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|--|------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 287 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: N/A

Introducing a brand new 2-bedroom, 1-bathroom condo located in Calgary's highly desirable West District. This thoughtfully designed unit offers an open-concept layout with a modern kitchen featuring high-end appliances and ample storage, flowing seamlessly into a bright living area and private balcony. Perfect for investors, the unit comes with a quality tenant already in place, secured under lease until the end of March 2026, making this an excellent opportunity to generate immediate rental income and potential cash flow. It's currently the best-priced unit in the building. Additional features include in-suite laundry, air conditioning, and one titled underground parking stall. Residents also have access to a rooftop terrace with stunning panoramic views. Ideally situated close to shopping, dining, and green spaces, this condo combines urban convenience with investment potential in one of Calgary's most vibrant neighborhoods.