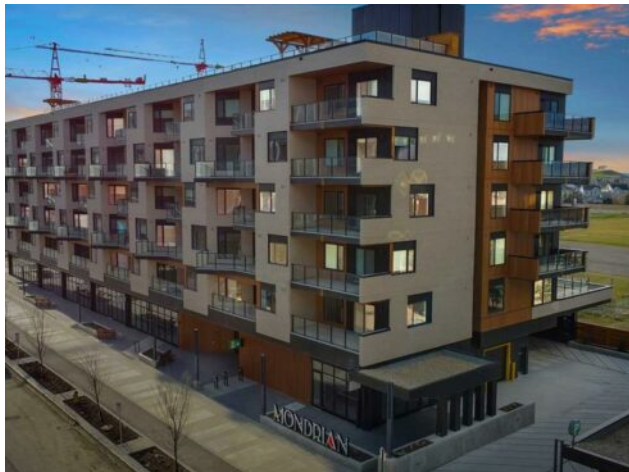


307, 8370 Broadcast Avenue SW
 Calgary, Alberta

MLS # A2216387



\$470,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	MU-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions:	N/A
--------------------	-----

Welcome to this beautifully designed and newly built 2 bed, 2 bath apartment in the vibrant and highly sought-after community of West District on Broadcast Avenue SW. This bright and spacious unit features a thoughtfully laid out open floor plan with soaring ceilings, large windows that flood the space with natural light, and elegant modern finishes throughout. The kitchen boasts quartz countertops, sleek cabinetry, and premium stainless steel appliances. The primary suite offers a generous walk-through closet and a private 3-piece ensuite, while the second bedroom is perfect for guests with a 4-piece bath. This apartment also boast of a home office. Enjoy the convenience of in-suite laundry, proximity Steps from trendy restaurants, coffee shops, fitness studios, and close to major roadways and downtown Calgary—this is urban living at its best.