

**413, 8445 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2238449**

**\$539,999**



|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                       |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,031 sq.ft.                       | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                         |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                                                                                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                       | <b>Condo Fee:</b> | \$ 710 |
| <b>Basement:</b>   | -                                                                                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding                                                                                                  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** NA

Experience modern luxury and everyday ease in this stunning 2-bedroom, 2-bathroom plus den condo. Boasting 9-ft ceilings, floor-to-ceiling windows, and elegant herringbone flooring, the bright open layout features a gourmet kitchen with quartz countertops, soft-close cabinetry, LED lighting, and premium appliances. The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite, while the second bedroom enjoys a sleek 3-piece bath. Additional perks include in-suite laundry, a private balcony, concierge service, social lounge, bike storage, and lively ground-floor retailers like F45 gym, coffee shops, yoga studios, boutiques, restaurants, and pizza spots. Close to all amenities like grocery stores, banks, etc. Just minutes from downtown and WinSport, with easy access to major roads, this home perfectly blends urban convenience with active living.