

**108, 8445 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2150166**



**\$914,888**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,854 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, Natural Gas

**Water:** -

**Floors:** Tile, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 1,129

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** N/A

**NEW PRICE.** Experience luxury and convenience in this stunning multi-level condo boasting OVER 1800 SQUARE FEET of living space. Located in West Springs, this meticulously designed unit features TWO TITLED PARKING SPOTS and a separate private entrance with a courtyard. The main level impresses with a bright white kitchen adorned with marbled quartz countertops and a large slab marbled quartz backsplash, complemented by brushed gold fixtures and seamlessly integrated paneled appliances. The living room, framed by expansive windows offering serene views of mature greenery, features a trayed ceiling detail that enhances the space's ambiance. The open floorplan effortlessly transitions between the main living, kitchen, and dining areas, perfect for both daily living and entertaining. Upstairs, discover additional versatile spaces including a cozy media room, spacious guest bedroom with large windows, additional bedroom that can function as an ideal home gym or office, and a convenient upper-level laundry room. Indulge in luxury with the primary bedroom suite in this exceptional condo. Featuring abundant space and strategically positioned large windows that flood the room with natural light from multiple angles. Step out onto your private deck to enjoy moments of relaxation outdoors. Inside, a spacious walkthrough closet provides ample storage and organization. The ensuite bathroom features a DOUBLE VANITY, elegant penny tile flooring, and a glass-framed shower, combining style with functionality seamlessly. Step out your door and be met with a plethora of retail shopping and amenities just steps away. This strategic location offers quick access to downtown, Highway 1 for trips to Banff, and Calgary's top private schools!