

**315, 8445 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2298512**



**\$529,200**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 671
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, Skylight(s)		

**Inclusions:** None

Discover refined urban living in this exceptional corner residence located in the highly sought-after community of West Springs. Perfectly positioned near scenic pathways, green spaces, top-rated schools, shopping, and convenient transit, this home offers an ideal blend of lifestyle and location. Thoughtfully designed, this bright and spacious 2-bedroom plus den, 2-bathroom suite features a modern open-concept layout enhanced by 9-foot ceilings and expansive floor-to-ceiling windows that flood the space with natural light. Elegant herringbone-pattern luxury vinyl flooring and upgraded finishes throughout add a sophisticated touch. The contemporary kitchen is a true centerpiece, showcasing sleek white quartz countertops, a gas cooktop, integrated refrigerator, ample cabinetry, and a stylish backsplash—perfect for both everyday living and entertaining. Step out onto your extended private balcony to enjoy summer evenings, or take advantage of the rooftop patio for additional outdoor relaxation and panoramic views. This well-constructed concrete building offers premium amenities, including a concierge service, resident lounge, and recreation space—ideal for hosting guests or unwinding. Additional features include titled, secure underground heated parking and visitor parking for added convenience. A rare opportunity to own a beautifully appointed home in one of Calgary’s most desirable communities—where comfort, style, and convenience come together seamlessly.