

**415, 8445 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2305255**



**\$525,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	987 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 509
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** -

Welcome to this beautifully maintained 3-bedroom condo offering the perfect combination of space, comfort, and convenience. This bright and modern unit features an open-concept layout with spacious living and dining areas, large windows that fill the home with natural light, and a functional floor plan ideal for families, professionals, or investors. The kitchen is designed for both style and functionality, featuring ample cabinetry, generous counter space, and modern appliances. The three well-sized bedrooms provide flexibility for family living, a home office, or guest space. One of the standout features of this home is the large wrap-around patio—perfect for outdoor entertaining, relaxing evenings, morning coffee, or enjoying extra outdoor living space rarely found in condo living. Residents can also enjoy premium building amenities including a community lounge for gatherings and social events, as well as a stunning rooftop patio with beautiful views. Located within walking distance to grocery stores, restaurants, cafes, shopping, and everyday conveniences, this home offers an unbeatable lifestyle with everything you need just steps away. Additional features include secure building access, in-suite laundry, and titled parking for added convenience. A fantastic opportunity to own a stylish and spacious condo in a highly desirable location!