



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #311, Calgary T3H 6B5

MLS® #: **A2120144**

Area: **West Springs**

Listing Date: **04/12/24**

List Price: **\$549,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,025**
Low Sqft:
Ttl Sqft: **1,025**

DOM

38

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Metal Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`11" x 12`11"	Walk-In Closet	Main	7`1" x 8`3"
4pc Ensuite bath	Main	8`3" x 10`3"	Bedroom	Main	9`11" x 10`6"
3pc Bathroom	Main	4`11" x 8`0"	Laundry	Main	4`10" x 3`3"
Kitchen	Main	18`2" x 11`9"	Dining Room	Main	12`7" x 9`1"
Living Room	Main	10`4" x 12`1"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$587

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1912016

Remarks

Pub Rmks:

Welcome to Broadcast Avenue! where luxury meets convenience in this stunning unit. This immaculate 2 bed 2 bath residence is a haven of contemporary elegance with exceptional outdoor patio space. This apartment features a spacious primary bedroom with a walk-in closet and a 4-piece Ensuite bathroom, a second bedroom and a 3-piece washroom. Both the bathrooms feature a tasteful tiled flooring adding luxurious touch to space. Upon entering you will be greeted with herringbone-style flooring and abundance of natural light streaming through 9 ft ceiling and floor to ceiling windows. The kitchen is a culinary enthusiast's dream, featuring large island, full height cabinetry, soft case doors and drawers, quartz countertops, LED spotlights and top of the line appliances. There is a separate dining room for enjoying meals. This apartment features a spacious primary bedroom with a walk-in closet and a 4-piece Ensuite bathroom, a second bedroom and a 3-piece washroom. A laundry room with washer/dryer completes this well planned living space. Enjoy easy access to a variety of amenities, including ground-floor retailers, just steps from your door. This gateway has plenty to offer from rooftop patio, social room, bike storage and concierge service to variety of businesses located on the main floor. This apartment is located in a great area close to many amenities, with easy access to shopping, schools, downtown, and the mountains. It also provides convenient access to major roads and highways, making it easy to get around the city. Don't let this extraordinary opportunity slip away -seize the chance to make this apartment your new sanctuary of luxury living.

Inclusions:

Dishwasher, Refrigerator, Stove, Microwave Hood Fan, Washer, Dryer

Property Listed By:

RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









