



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

307, 8370 Broadcast Avenue SW  
 Calgary, Alberta

MLS # A2216387



**\$470,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	788 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	MU-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully designed and newly built 2 bed, 2 bath apartment in the vibrant and highly sought-after community of West District on Broadcast Avenue SW. This bright and spacious unit features a thoughtfully laid out open floor plan with soaring ceilings, large windows that flood the space with natural light, and elegant modern finishes throughout. The kitchen boasts quartz countertops, sleek cabinetry, and premium stainless steel appliances. The primary suite offers a generous walk-through closet and a private 3-piece ensuite, while the second bedroom is perfect for guests with a 4-piece bath. This apartment also boast of a home office. Enjoy the convenience of in-suite laundry, proximity Steps from trendy restaurants, coffee shops, fitness studios, and close to major roadways and downtown Calgary&mdash;this is urban living at its best.