

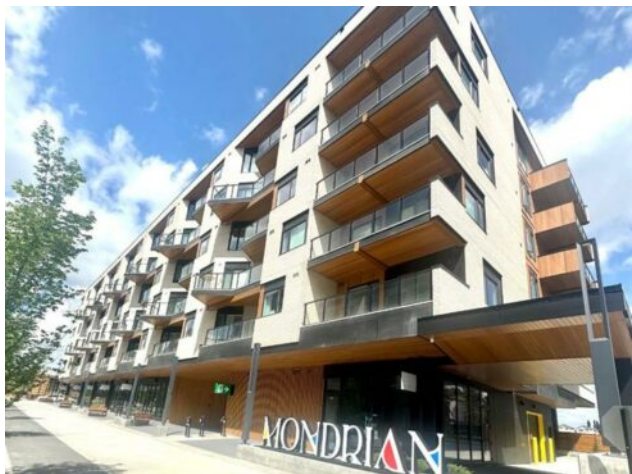


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

205, 8370 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2248724



\$439,900

|             |                                                                                                                       |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                                             | Water:     | -      |
| Floors:     | Vinyl Plank                                                                                                           | Sewer:     | -      |
| Roof:       | -                                                                                                                     | Condo Fee: | \$ 348 |
| Basement:   | -                                                                                                                     | LLD:       | -      |
| Exterior:   | Composite Siding, Concrete, Wood Frame                                                                                | Zoning:    | MU-2   |
| Foundation: | -                                                                                                                     | Utilities: | -      |
| Features:   | Beamed Ceilings, Closet Organizers, Kitchen Island, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                   |            |        |

Experience contemporary living at it's finest in this brand-new, 2-bedroom plus Den, 2-bathroom condo in Calgary's coveted West District. Boasting 9-ft ceilings and oversized windows, this stunning home is bathed in natural light, offering a spacious, inviting ambiance. The expansive balcony creates an ideal spot for enjoying the outdoors, whether for quiet relaxation or hosting friends. The sleek, modern kitchen features quartz countertops, top-tier stainless steel appliances and stylish cabinetry. Unwind in the spa-inspired bathroom, designed with luxurious finishes, while the convenience of an in-suite washer and dryer adds ease to effortless everyday living. Smart home features like pre-installed Telus internet equipment and a WiFi-enabled thermostat ensure seamless connectivity. Other features include a rooftop terrace, air conditioning, heated underground parking, bike storage and assigned storage space. Located in a massive mixed-use community, just steps away from an unprecedented high street of eight blocks of various retail, dining and entertainment options. Enjoy an 8.4 acre Radio Park that includes year-round programming with an amphitheatre overlooking a reflecting pool, spray park, skate park, basketball court, natural areas and much more. A must see! Book your viewing today.