



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

780-831-7725  
jackadmin@gpremax.com

516, 8505 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2259777



\$375,000

|             |                                                                                                 |            |        |
|-------------|-------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                       | Water:     | -      |
| Floors:     | Ceramic Tile, Vinyl Plank                                                                       | Sewer:     | -      |
| Roof:       | -                                                                                               | Condo Fee: | \$ 356 |
| Basement:   | -                                                                                               | LLD:       | -      |
| Exterior:   | Concrete, Metal Siding                                                                          | Zoning:    | DC     |
| Foundation: | -                                                                                               | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |            |        |
| Inclusions: | N/A                                                                                             |            |        |

Experience elevated living in this Truman-built, concrete construction condo in sought-after West Springs. This 1-bedroom residence offers peace and quiet with superior soundproofing, allowing you to fully enjoy the spacious open-concept design. Floor-to-ceiling glass in the living room, ceilings, and LED pot lighting create a bright, modern atmosphere. The chef-inspired kitchen features quartz countertops, a gas cooktop, built-in microwave and oven, and custom soft-close cabinetry. Retreat to the bedroom with its expansive walk-in closet, and step out onto your private balcony with sweeping views. With central air conditioning, high-end finishes, and a location just minutes from shopping, dining, and transit, this home blends comfort, style, and convenience. Perfect for professionals, downsizers, or investors seeking long-term value.