

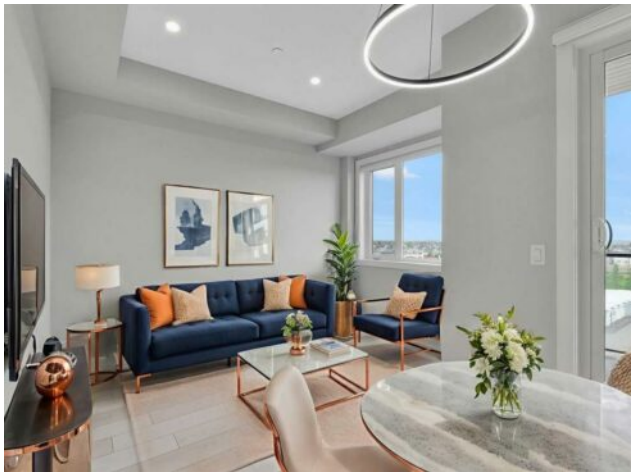


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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516, 8230 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2264845



\$419,900

|             |                                                                                                                                                         |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                                                                               | Water:     | -      |
| Floors:     | Tile, Vinyl Plank                                                                                                                                       | Sewer:     | -      |
| Roof:       | Membrane                                                                                                                                                | Condo Fee: | \$ 287 |
| Basement:   | -                                                                                                                                                       | LLD:       | -      |
| Exterior:   | Composite Siding, Concrete, Wood Frame                                                                                                                  | Zoning:    | MU-2   |
| Foundation: | Poured Concrete                                                                                                                                         | Utilities: | -      |
| Features:   | Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Stone Counters, Storage, Vinyl Windows |            |        |
| Inclusions: | None                                                                                                                                                    |            |        |

A place where SUNSETS GLOW and CITY LIGHTS FADE, this BRAND NEW (2025) retreat was beautifully made. 2 BEDROOMS, 9-FT CEILINGS, and VIEWS UNCONFINED, QUARTZ COUNTERS, GAS RANGE, the finest you’ll find. CENTRAL A/C, IN-SUITE LAUNDRY, comfort well planned, with HEATED PARKING, STORAGE, and BIKE RACKS at hand. A BALCONY to breathe, LOW FEES to delight, a ROOFTOP PATIO to crown each night. In WEST DISTRICT you’ll wander, where caf s align &mdash; Your evening begins where the SUNSETS SHINE.