



# 8505 Broadcast Avenue Calgary Alberta

\$1,038,000

The epitome of luxurious living awaits in this sophisticated 3 bedroom + a den, 3 bathroom unique brownstone! This quiet concrete building is well run with a contemporary aesthetic, street-level shops and cafes, a concierge (no more lost packages!), secure and heated underground parking (the unit comes with 2 titled stalls!), heated sidewalks and parking ramp in the winter and 2 storage lockers. The open floor plan impresses with high-end upgrades including 9' ceilings, designer lighting, chevron patterned hardwood floors, built-in speakers throughout, central air conditioning, fashionable wallpaper and an upscale aesthetic. Floor-to-ceiling windows add to the grandeur streaming in natural light. Sleek and modern the gourmet kitchen inspires culinary adventures featuring quartz countertops, a gas cooktop, built-in appliances including a Fisher and Paykel fridge, full-height cabinets and a massive island with seating for casual gatherings. Entertain with ease in the adjacent dining room with chic lighting and clear sightlines creating a casually elegant backdrop. The living room is lavishly designed with a premium chandelier, a stunning gold trayed ceiling and corner wall of windows all coming together to contrive a truly gorgeous yet relaxing space. Privately tucked away, the den is a great flex space for work, study or play. South-facing, the front patio entices summer barbeques, peaceful morning coffees and time spent unwinding soaking up the sunshine. Spend the cooler weather enjoying movie and games nights in the upper level bonus room. Those incredible hardwood floors are continued onto this level, no carpet! Retreat at the end of the day to the opulent primary bedroom - a true owner's sanctuary thanks to the spacious size, floor-to-ceiling windows, a private balcony, dual walk-through closets and a lavish ensuite boasting penny tile flooring, dual sinks and a...

Living room 13.75 Ft x 13.58 Ft

Kitchen 15.00 Ft x 9.17 Ft

Dining room 13.50 Ft x 6.83 Ft

Den 10.17 Ft x 9.42 Ft

Storage 7.92 Ft x 3.25 Ft

3pc Bathroom Measurements not available

Bonus Room 15.33 Ft x 8.83 Ft

Primary Bedroom 13.67 Ft x 12.75 Ft

Bedroom 10.25 Ft x 9.67 Ft

Bedroom 12.75 Ft x 9.83 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Laundry room 7.83 Ft x 6.50 Ft