



# 8505 Broadcast Avenue Calgary Alberta

\$1,549,000

Luxury living in West Calgary is here! Ready to be impressed by a rare Super Penthouse? This exceptional property stands out as one of the most impressive single-level residences in the area. What makes it truly remarkable and noteworthy you ask? Where do we even begin...from the fusion of two South-facing Penthouses into one extraordinary penthouse, the abundance of upgrades, inner-city style living and so much more makes this property entirely unique within the Calgary area. Step inside to discover a world of elegance and sophistication. With three South-facing bedrooms boasting breathtaking mountain views, an inviting entertainment area, a bonus retreat, soaring high ceilings, and an expansive sun-drenched oversized balcony, every inch of this space is designed for your ultimate comfort and enjoyment. The kitchen is a masterpiece in itself, featuring top-of-the-line Wolf and Sub-zero appliances, a custom island, an oversized single-bowl sink, and a convenient butler's pantry/Wine room. Rarely will you find a Penthouse in a new building with this generous square footage, constructed with concrete and steel. Sunlight pours in through every window, and thoughtful electric roller shades have been added to enhance your privacy and convenience. Additional upgrades include a full-size washer and dryer in the laundry room, an abundance of built-in cabinetry, and stunning upgraded lighting. This is a residence defined by its attention to detail, boasting amenities such as air conditioning, chevron flooring, quartz countertops, LED square pot lights, solid core doors, soft-close drawers, and even a gas line on the patio for your outdoor grilling pleasure. Situated on the top floor of a solid concrete 8-story building completed in 2019, you'll appreciate the exceptional soundproofing and boutique hotel-inspired design that sets it apart from any other in the city. As pr...

3pc Bathroom 7.42 Ft x 7.67 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

5pc Bathroom 12.42 Ft x 9.67 Ft

Bedroom 9.92 Ft x 12.83 Ft

Bedroom 12.42 Ft x 18.75 Ft

Dining room 10.33 Ft x 9.67 Ft

Kitchen 13.17 Ft x 16.25 Ft

Laundry room 6.92 Ft x 5.92 Ft

Living room 22.08 Ft x 13.42 Ft

Primary Bedroom 15.92 Ft x 18.00 Ft

Other 11.17 Ft x 10.08 Ft

Wine Cellar 7.75 Ft x 6.33 Ft

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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Family room 11.17 Ft x 17.42 Ft