



8505 Broadcast Avenue Calgary Alberta

\$839,000

This is your chance to live in WEST DISTRICT at an unbeatable value—priced more than \$100K below assessment. Life here is safe, secure, and worry-free! With FULL-TIME CONCIERGE SERVICE, 2 UNDERGROUND TITLED PARKING, and lock-and-go convenience, you'll enjoy peace of mind whether you're at home or away. This stunning two-level townhouse offers over 1,800 ft² of upgraded living space with 3 bedrooms, 3 full bathrooms, a main floor office, upper bonus room, and 2 TITLED underground parking stalls. Step inside to experience the quality of a FORMER SHOW SUITE, with exceptional craftsmanship and thoughtful design throughout. Chevron-patterned wide-plank flooring adds warmth and elegance, while designer wallpapered feature walls bring character and polish. The heart of the home is the kitchen, featuring brushed gold hardware, light quartz countertops, under-cabinet lighting, and soft-close custom cabinetry. Sleek and seamless, the kitchen features custom cabinetry that conceals a dishwasher and fully integrated 36" Fisher & Paykel fridge for a refined, built-in look. Floor-to-ceiling windows fill the open-concept layout with sunshine and open onto your south-facing private patio—perfect for morning coffee, warm summer nights, or letting your pup out for a quick stroll (NO ELEVATOR REQUIRED!) The main floor office sits next to a full 4-piece bathroom, ideal for guests or a flex bedroom. Upstairs, the primary bedroom offers a private balcony, walk-through closet, and a 4-piece ensuite. Two more bedrooms, another full bathroom, and a bonus room provide flexible space for families, hobbies, or home offices. A full laundry room with side-by-side washer/dryer and folding counter adds everyday convenience. Additional features include central A/C, in-ceiling speakers, and upgraded lighting. Residents also enjoy access to the 2nd-floor owner's lounge and an 8th-floor rooftop pat...

Bonus Room 8.67 Ft x 15.25 Ft

4pc Bathroom 9.08 Ft x 7.92 Ft

Bedroom 9.83 Ft x 12.50 Ft

Laundry room 6.33 Ft x 7.83 Ft

Bedroom 10.25 Ft x 9.75 Ft

Other 3.92 Ft x 7.08 Ft

3pc Bathroom 8.83 Ft x 9.92 Ft

Office 10.08 Ft x 9.42 Ft

Other 9.17 Ft x 13.83 Ft

Living room 14.08 Ft x 13.67 Ft

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Primary Bedroom 12.75 Ft x 13.67 Ft

4pc Bathroom 8.25 Ft x 8.92 Ft

Dining room 13.50 Ft x 6.83 Ft

Other 6.83 Ft x 4.08 Ft