

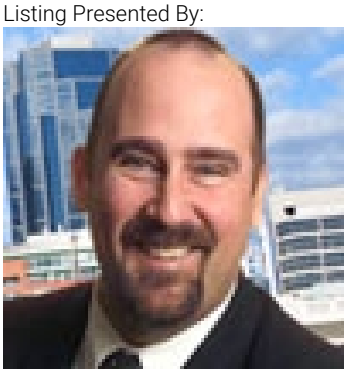
8445 Broadcast Avenue Calgary Alberta

$1,100,000

OPEN HOUSE SATURDAY AND SUNDAY FROM 11AM TO 1PM. Offering TWO BEDROOMS with TWO ENSUITE BATHS, a wrap-around balcony, and beautiful views, this exceptional residence presents a rare opportunity to own one of the most desirable homes in West District. The defining feature of this residence is the spectacular primary retreat, occupying the entire second floor and offering nearly 700 square feet of private living space. The luxurious ensuite features dual vanities, a frameless glass shower, and a sophisticated monochromatic palette of soft grey stone-inspired finishes, complemented by a spacious walk-in closet. A private balcony completes this remarkable retreat, creating a peaceful sanctuary above the main living area. The main floor has been thoughtfully designed for entertaining, with an expansive living room and dining area surrounded by floor-to-ceiling windows that flood the home with natural light and create seamless indoor-outdoor living. The contemporary kitchen features matte cabinetry, brushed gold hardware, quartz countertops and backsplash, and premium Fisher & Paykel appliances, blending contemporary design with everyday functionality. A spacious second bedroom with its own ensuite bath is privately positioned on the main level, while a large wrap-around pantry provides exceptional storage rarely found in condominium living. This residence features two entrances, one on each floor, both with elevator access to both levels. This unit includes two titled parking stalls, two large storage units, air conditioning, and beautiful outdoor living space. The building offers a party and entertainment room on the second floor and a large south-facing sundeck on the eighth floor. Situated in the heart of West District, one of Calgary's most exciting emerging communities, you are steps from fabulous restaurants, local coffee shops, boutique fitness studios, grocer...

4pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 20.58 Ft x 19.83 Ft
4pc Bathroom .00 Ft x .00 Ft
Kitchen 12.25 Ft x 12.58 Ft
Dining room 10.42 Ft x 14.75 Ft
Living room 15.25 Ft x 14.33 Ft
Other 11.42 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

http://www.thestarnesgroup.com/

RE/MAX Realty Professionals

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