



8505 Broadcast Avenue Calgary Alberta

\$799,900

With FULL TIME concierge service, TWO titled underground parking stalls, and lock-and-go convenience, this home is designed for easy, worry-free living. This stunning two-level apartment offers over 1,800 ft² of upgraded living space with 3 bedrooms, 3 full bathrooms, a main floor office, and an upper bonus room. 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, finished with brushed gold hardware, light quartz countertops, and under-cabinet lighting. Sleek and seamless, custom cabinetry conceals the dishwasher and integrates a 36' Fisher & Paykel fridge for a refined, built-in look. Floor-to-ceiling windows fill the open-concept layout with natural light. The space opens onto a south-facing private patio, ideal for morning coffee, summer evenings, 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 patio with panoramic views. Set in the heart of West District, you're STEPS to parks, restaurants/pubs, and a brand new grocery store! Condo fees include heat, gas, concierge, on-site management, insurance, reserve fund contributions, a...

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

Primary Bedroom 12.75 Ft x 13.67 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

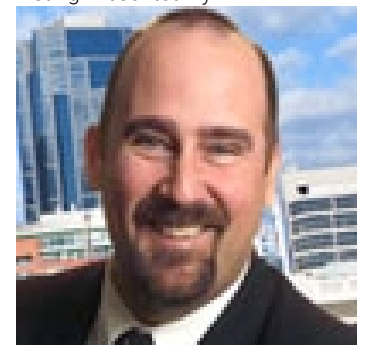
Other 9.17 Ft x 13.83 Ft

Living room 14.08 Ft x 13.67 Ft

Dining room 13.50 Ft x 6.83 Ft

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Listing Presented By:



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4pc Bathroom 8.25 Ft x 8.92 Ft

Other 6.83 Ft x 4.08 Ft