Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

780-228-4266
al@grassrootsrealtygroup.ca

601, 8505 Broadcast Avenue SW Calgary, Alberta

MLS # A2308998

$575,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,144 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Enclosed, In Garage Electric Vehicle Charging Station(s), Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 744
Basement:	-	**LLD:**	-
Exterior:	Concrete, Mixed	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: California Closet Built-Ins

Welcome to an elevated lock-and-leave lifestyle in the heart of West District—designed for those ready to simplify without compromise. This beautifully appointed 2-bedroom + den, 2.5-bath residence offers over 1,100 sq ft of refined living in a solid concrete building with full-time concierge service. At the heart of the home, the kitchen blends function and elegance with a gas range, integrated Fisher & Paykel fridge, soft-close cabinetry, and a rare, oversized walk-in pantry—a true standout for downsizers who still love to cook and entertain. The open-concept living space is anchored by a custom Hearth & Home electric fireplace, professionally added after construction—making this the only unit in the building with this warm, sophisticated focal point. Step outside to your expansive wrap-around deck, where seasonal ski hill views create a picturesque backdrop, while inside, thoughtful upgrades like California Closets, added dimmers, and air conditioning elevate everyday comfort. The guest room captures beautiful morning sun, offering a peaceful retreat for visitors. This home also includes titled underground parking and additional storage as well as access to a rooftop patio, party room and underground visitor parking—ensuring ease for both you and your guests. Located steps from Radio Park and the evolving West District hub, you’re surrounded by boutique shopping, dining, and everyday conveniences. The highly anticipated West District YMCA and Library is planned just moments away, set to feature extensive fitness facilities, pools, library spaces, and community programming, further enhancing this vibrant, walkable lifestyle. An exceptional opportunity for those seeking a refined, low-maintenance home without sacrificing space, storage, or style.

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