



705, 8505 Broadcast Avenue SW
Calgary, Alberta

MLS # A2156152



\$469,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	581 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Hardwood, Parquet	Sewer:	-
Roof:	-	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Welcome to "The Gateway". Located in the highly desirable West District, one of Calgary's most sought-after buildings,. This building is surrounded by top-tier amenities, including F45 Fitness, Deville Coffee, Blanco, UNA, Mercato West, & much more. With excellent walkability to essential services, direct access to Stony Trail, 20-minute commute to downtown, & a 50-minute drive to Canmore, this location is truly exceptional. This condo boasts a stunning design aesthetic with high-end finishes such as 9ft ceilings, floor-to-ceiling windows, & luxurious chevron wide plank flooring. The modern kitchen is equipped with brushed gold hardware, quartz countertops, & high-end stainless steel appliances, including a gas range, paneled fridge, & dishwasher. Additional features include LED square pot lights, soft-close drawers, a full-height backsplash, custom closets & cabinets, all contributing to the beauty & functionality of this exceptional home.