



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**708, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2227069



\$604,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,015 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 673
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Welcome to Gateway West II – urban living at its finest in West Calgary. This stunning sub-penthouse offers the building's prime location with breathtaking mountain views, a uniquely private patio, and no neighbors above you. Located on the quiet side of the building boasting views for miles and no planned future development. Spanning over 1,000 sq ft of open-concept space, this home includes 2 spacious bedrooms, 2 full bathrooms – including a spa-like ensuite, a chef-inspired kitchen, a separate dining or flex room, and TWO titled parking spots. With designer finishes and high-end appliances, this property is perfect for a young professional, a growing family, or an intelligent investor. As an added bonus, this home has been completely outfitted with California Closet systems in both the walk in and secondary closets to maximize the form and function of the in-unit storage. Additional secure storage in a separate area is another plus provided with this unit. Nestled in the sought-after West Springs neighborhood, it provides easy access to downtown, the Rockies, and the newly connected Stoney Trail, offering the perfect balance of convenience and tranquility. This Broadcast development is quickly becoming a popular destination, and as it grows, so will its amenities. Boasting plenty of shops, services, cafes, green spaces, and recreational options, this area is set to become a premier community for urban living in Calgary's less congested suburbs. Shop, dine, sip, or sweat within steps of your front door. Viewings to begin immediately, and we welcome you to book yours today.