



**GRASSROOTS**  
REALTY GROUP

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

**603, 8505 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2233964**



**\$485,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Induction cooktop, built in closets and built-in entertainment centre.Â

Welcome to unit 603 at 8505 Broadcast Avenue SW, a refined and spacious two-bedroom, two-bathroom plus den residence in the Gateway by Truman, located in Calgary's vibrant West District. With 855 square feet of well-planned living space with impressive city and mountain views, this home delivers comfort, design, and everyday convenience in one of the city's most walkable new communities. The interior features Truman's sophisticated New York colour palette, wide-vinyl plank flooring, and a smart open-concept layout. The kitchen is equipped with a premium Thermador induction cooktop, integrated appliances, quartz countertops, a waterfall island, and an abundance of full-height cabinetry. A large pantry offers extra storage without compromising space, and the adjacent den features custom-built-in shelving from California Closets and storage that maximises functionality without disrupting the clean, modern design. The living and dining areas open onto a large private balcony with expansive views that stretch across the city skyline and west toward the Rocky Mountains. Large windows bring in natural light while maintaining privacy thanks to the unit's north-facing orientation. The primary suite includes a custom walk-through California closet and a private ensuite with a floating vanity and modern tilework. A second bedroom and full bathroom offer flexibility for guests or a home office setup. Additional features include central air conditioning, concrete construction for enhanced sound insulation, a full-size XL stacked washer and dryer, titled underground parking, and a secure, private storage locker on level 1A. This dedicated storage floor is clean, dry, and accessible only to unit owners with lockers on that level, offering an added layer of privacy and security. Just outside your door, enjoy local favourites like UNA Pizza and Blanco

Cantina, along with boutique shops, salons, fitness studios, and everyday services. Groceries will never be more convenient with a Sobey's across the street, Calgary Co-op and No Frills a 5-minute walk away, and Safeway a short 4-minute drive away in Aspen Landing. Radio Park, a beautifully designed eight-acre green space with walking paths, playgrounds, and a seasonal skating loop, is only a two-minute walk away. Top-rated schools, including Calgary French and International School and Rundle College, are also close by. With quick access to Bow Trail, Stoney Trail, and the future BRT station, getting downtown or heading west is quick and efficient. With its elevated finishes, generous storage, and panoramic views, this residence offers a rare combination of luxury and lifestyle in a thoughtfully designed urban setting. Book your private showing today and experience life at Gateway.