



GRASSROOTS
REALTY GROUP

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**605, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2245551



\$379,500

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Off Street, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 387
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Luxurious and modern condo living in one of Calgary's most sought-after buildings "Gateway West". Situated in the prestigious West District, this stunning unit offers 573 SF of chic living space featuring 2 bedrooms and 2 full bathrooms, tailored for comfort and efficiency. Upon entering, you will immediately notice the durable, herringbone vinyl plank floors and abundance of natural light flood the open floorplan. The sleek Chef's kitchen is equipped with with upscale built in appliances, quartz countertops, undercabinet lighting and an over-sized island with eating bar. Smooth transition to the living room where you can step outside to enjoy the expansive balcony, complete with a natural gas hook-up for a BBQ making it the perfect space for outdoor dining and entertaining while enjoying views of the vibrant neighborhood. The primary bedroom includes a walk-in closet with custom built-ins and a spa-inspired 3 piece bathroom with glass encased walk-in shower. A second bedroom, 4 piece bathroom and convenient insuite laundry complete this unit. Don't overlook the central AC, titled underground parking and assigned storage. Ideally located in the heart of new development, the condo is moments away from restaurants, schools, and public transport. Its proximity to downtown and quick access to Stoney Trail facilitate easy commutes to the city or leisurely trips to the mountains. Amenities include Lobby Concierge Tues-Sat and a party/event room, as well as secure underground visitor parking. This condo is an excellent choice for those entering the housing market or seeking an upgrade to a lively, amenity-rich area of Calgary.