



GRASSROOTS
REALTY GROUP

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**114, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2249978



\$839,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,868 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	3
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 1,177
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: n/a

Located in the master-planned community of West District, Gateway offers an exceptional standard of living. This meticulously designed 2-level Brownstone is a perfect blend of modern elegance and sophisticated craftsmanship, featuring 3 Bedrooms, 3 Bathrooms, and a versatile main floor Den/Bedroom. It also includes 2 titled underground parking stalls, offering both convenience and security. From top to bottom, this home is crafted with the highest quality finishes and attention to detail. Inside, you'll find luxurious touches like air conditioning, Chevron luxury wide-plank flooring, and custom penny round mosaic tiles in every bathroom. LED pot lights illuminate the space, highlighting the elegantly painted ceilings throughout. The chef-inspired kitchen is a true centre piece, boasting a super matte finish cabinet with brushed gold hardware, high-end appliances, and exquisite design. It includes a gas cooktop, wall oven, an integrated 36" Fisher & Paykel fridge, panelled dishwasher, and soft-close custom cabinetry. The under-cabinet lighting and stunning quartz countertops and backsplash add to the visual appeal, making this kitchen a space both functional and beautiful. Other thoughtful features include a washer and dryer, custom window coverings for the floor-to-ceiling windows, and direct access to the private patio. The Primary Suite offers its own private balcony, providing the perfect retreat. Experience unparalleled luxury and comfort at Gateway. Stay tuned for an upcoming photo gallery that will showcase the full beauty of this one-of-a-kind residence. This is more than just a home – it's a lifestyle!