



**GRASSROOTS**  
REALTY GROUP

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**518, 8505 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2252998**



**\$599,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 728
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** N/A

This exceptional 2-bedroom 2-bathroom CORNER unit is freshly painted and move-in ready in the Gateway at West District! With 1,123 sq ft of living space, plenty of natural light, and mountain views, this is the home you have been searching for. As you enter the space, you will notice the impeccable attention to detail and quality craftsmanship throughout. Elegant chevron plank floors paired with high 9 foot ceilings create effortless sophistication, while the open concept design of the living & dining areas allows for the perfect setting to relax and entertain. The stylish chef's kitchen showcases quartz countertops, brushed gold hardware, beautiful white cabinetry, integrated designer appliances, and a gas range. Step out to the private wraparound balcony to soak in breathtaking panoramic views. Both bedrooms are generous in size and feature large walk-in closets, while both the ensuite and main bathroom feature custom mosaic tilework and spa finishings for ultimate zen. The unit comes equipped with in-suite laundry, A/C, titled UG parking, and access to a communal rooftop patio. Gateway is an all-concrete residential complex with an inviting concierge, located in trendy West Springs district with tons of shopping, restaurants and amenities. Schedule your private viewing today, this won't last long!