



GRASSROOTS
REALTY GROUP

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**615, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2276359



\$454,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Gateway by Truman in Calgary's premier West District—where modern design meets urban convenience. This beautifully designed 2-bedroom, 2-bath condo offers 756 sq. ft. of elegant living space plus a private balcony off the living area, perfect for relaxing or entertaining outdoors. Step inside to an open-concept layout featuring a stunning designer kitchen with quartz countertops, full-height cabinetry, and built-in appliances that blend seamlessly into the space. The spacious living room flows naturally onto the balcony, allowing abundant natural light through large windows. The primary suite offers a walk-in closet and a luxurious 3-piece ensuite, while the second bedroom is ideal for guests or a home office, paired with a full 4-piece bathroom. Enjoy the comfort of air conditioning, in-suite laundry, and underground titled parking. The building also features an impressive lobby, retail shops on the main level, and nearby amenities including restaurants, grocery stores, and fitness studios—all just steps away. Situated in one of Calgary's most sought-after communities, this condo delivers the perfect balance of lifestyle, luxury, and location—just minutes from downtown and surrounded by parks, pathways, and mountain views.