



**709, 8445 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2293477



\$489,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Guest, Parkade, Private Electric Vehicle Charging Station		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: NONE

Discover refined sub-penthouse living at Gateway East in West District, one of Calgary's most sought-after new urban communities. With nearly 1,000 sq. ft. of thoughtfully designed space, this home offers two spacious bedrooms, each with its own private 4-piece ensuite, and an additional 2pc powder room for guests rarely found in condo living. This property is perfectly set up for professional roommates or family living. Luxury vinyl plank flooring and designer mosaic tile bring a polished, contemporary feel throughout. The open-concept kitchen, dining, and living area extends to an oversized north-facing deck including a direct view of Calgary's iconic Olympic ski jump. With no neighbours above, this sub-penthouse offers an added sense of privacy and quiet. Concrete construction provides the solid quality and sound reduction buyers appreciate, while central air conditioning ensures comfort through every season. This home also includes titled, secured, heated underground parking and access to premium building amenities such as a rooftop patio, owner's lounge, concierge, bike storage, EV charging, and visitor parking. Just steps from boutique shopping, restaurants, cafes, groceries, and the newly opened Radio Park, West District offers an exceptional walkable lifestyle with quick access to downtown, the ring road, and the mountains.