



GRASSROOTS
REALTY GROUP

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**215, 8445 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2134956



\$579,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	910 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, In Garage Electric Vehicle Charging Station(s), Overs		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE SATURDAY, JULY 20TH FROM 2-5PM**** An awe-inspiring Luxury Condominium nestled in the highly coveted, CONCRETE BUILT, Gateway in West District by Truman Homes. Exceptionally maintained throughout, #215 - 8445 Broadcast Avenue SW vaunts a ONE-OF-ONE Corner Unit Floor-Plan. With 910 Finished Square Feet, this commodious residence encompasses high quality executive living complimented with exceptional craftsmanship throughout and includes a Titled OVERSIZED Underground Parking Stall and Assigned Storage Unit. Most distinctively, the condo's exterior features a 529 Square Foot Private Balcony with a treed planter and gas line for BBQ. The interior features chevron patterned Luxury Vinyl Plank Flooring with Acoustic Underlay that merges the Living Room with 9-Foot Painted Ceilings, Dining Area, and a Chef's Kitchen with Quartz Countertops, Island with seating, Smooth Panel Door Cabinetry levered with Anti-Scuff and Scratch Hardware with Refrigerator, Microwave, and Dishwasher Built-Ins. The Kitchen also includes a Premium Stainless Steel Gas Cook-Top, Range Hood, and Oven Built-In. An Owner's Retreat is comprised of a spacious Bedroom, a Walk-In Closet, and a Beautiful 4-Piece Ensuite. A secondary Bedroom generous in size and a 4-Piece Bathroom with Bathtub and In-Suite Laundry complete the unit's floorplan. Additional building highlights include a same-level Owner's Lounge, Heated Underground Parkade with Electric Vehicle Charging, Energy Efficient Building Design including Mechanical and Distribution Systems, Bicycle Storage, Lobby Concierge, and ground level Restaurants, Shops, and Health/Wellness Studios. Superbly located only steps away from the Calgary French & International School and minutes from other Top Tier schools including Webber Academy, Rundle College,

and Ernest Manning High School. Enjoy Prominent Shopping/Dining and Amenities in nearby West 85th and Aspen Landing and a convenient 16 minute drive to Downtown Calgary. Nearby access to Stoney Trail allow ease of commutes to either end of the city or the Rocky Mountains. Experience this impressive residence for yourself. Schedule a showing with your Favorite Luxury REALTOR® today!