



**412, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2151957



\$425,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	571 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Welcome to your new home in Gateway West, where urban sophistication seamlessly blends with breathtaking views. This exquisite 4th-floor condo offers a lifestyle of luxury and convenience. Step inside and be greeted by an open floor plan, filled with natural light streaming through floor-to-ceiling windows. The spacious balcony, perfect for morning coffee or evening relaxation, offers unobstructed 180-degree views that are simply stunning. Your primary bedroom is a sanctuary of tranquility. South-facing windows frame magnificent mountain vistas, while roller shades provide both privacy and convenience. The expansive walkthrough closet offers ample storage and organization. The luxurious 3-piece ensuite bathroom, featuring a fully glassed shower, adds a touch of elegance to your daily routine. The second bedroom, which can also serve as a den, includes a generous mirror closet with California closet organizers. This unit also features a 4-piece main bathroom and a full-size washer and dryer in the ensuite laundry, ensuring all your needs are met. The kitchen is truly a chef's dream. It boasts luxurious SuperMatte finish cabinets, brushed gold hardware, a high-end gas cooktop, built-in oven, integrated Fisher & Paykel fridge & freezer, integrated dishwasher, soft-close hardware, custom cabinet inserts, under-cabinet lighting, and exquisite quartz countertops and backsplash. Every detail has been thoughtfully designed for both functionality and style. Chevron flooring throughout adds a sophisticated touch, while air conditioning ensures your comfort year-round. The sunny south balcony, complete with a gas line for outdoor BBQs, is ideal for entertaining guests or enjoying a quiet evening outdoors. Vibrant community features and ground-floor commercial tenants are creating a dynamic environment with dining, fitness, and leisure options. Future plans

for the West District include retail spaces, pedestrian-friendly sidewalks, bike paths, a central park with an outdoor amphitheater, skatepark, seasonal markets, a transit hub, supermarket, and sports courts, making it one of the city's most desirable walkable destinations. This quiet CONCRETE BUILDING offers a secure environment. The 15-minute commute to downtown Calgary, the proximity to Winsport Canada Olympic Park, and the mere 60-minute drive to the mountains make this an ideal home for young professionals, first-time buyers, and empty nesters alike. Don't miss the opportunity to make this exceptional condo your new home.