



**GRASSROOTS**  
REALTY GROUP

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**216, 8505 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2153720**



**\$399,999**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | West Springs   |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                     |               |                  |
| <b>Style:</b>    | Apartment  |               |                  |
| <b>Size:</b>     | 473 sq.ft.   | <b>Age:</b>   | 2019 (5 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Covered, Guest, Heated Garage, On Street, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Central, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat  | <b>Condo Fee:</b> | \$ 280 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Welcome to Unit 216 - 8505 Broadcast Avenue SW; located in the desirable WEST DISTRICT. The "Gateway" by TRUMAN is defined as one of Calgary's most sought after buildings. This Stunning 1 bed, 1 bath is surrounded by A-CLASS amenities, including: F45 Fitness, Deville Coffee, Blanco, UNA, Mercato West and much more! OVER 1 million square feet of surrounding retail & commercial space are easily accessible! The Large\* covered SW facing patio offers amazing mountain views, with full exposure sunrise to sundown. Whether you are a first time home buyer, young professional, retiree or investor.. you are sure to enjoy the easy 20 minute commute to Calgary's downtown core and quick 50 minute escape WEST to Canmore! The unit offers a brilliant floor plan/ design accompanied by high end finishes, including: 9ft ceilings, floor to ceiling windows, chevron luxury wide plank flooring, brushed gold hardware, quartz countertops, LED square pot lights, high end stainless steel appliances, panelled fridge/dishwasher, soft-close drawers, full-height backsplash, custom closets/cabinets, designer window coverings and light fixtures. THIS UNIT IS SUPER FUNCTIONAL FOR ITS SIZE! Conveniently located on the 2nd floor, the unit is just down the hall from the "OWNERS LOUNGE" - The perfect spot for entertaining large groups: with access to a HUGE private patio, 3 TV'S, office space, bathroom, wet bar & more! The LARGE\* titled parking stall is located in the secure underground parkade. The community also features a 9-acre "Central Park" which will include an outdoor amphitheatre, ice skating in the winter, summertime farmer's markets with art, music, food and community festivals. Close to schools, parks, playgrounds, bike trails & walking paths + all the amenities of Aspen/West Springs. DON'T MISS THIS ONE, IT WONT LAST LONG!