



GRASSROOTS
REALTY GROUP

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**503, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2186713



\$479,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	861 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	microwave		

WELCOME TO THE GATEWAY BY TRUMAN. THIS LUXURY CONCRETE HIGHRISE OFFERS LUXURY LIVING FOR THE MOST DISCERNING TASTES. This two-bedroom, two-bath office condo with office space/storage will not disappoint you. It's part of the master-planned community of West Springs. When you open the door, you will notice the attention to detail and the feeling of luxury. The Chevron wide plank luxury flooring, as well as the high ceilings and the beautiful chef's kitchen, featuring a luxurious Super Matte finish accented by brushed gold hardware, will catch your eye. High-end appliances, including a panelled 36" integrated Fisher & Paykel fridge, panelled dishwasher, gas cooktop, and wall oven. It's completed with soft-close custom cabinetry, under-cabinet lighting, and Quartz countertops and backsplash for an upscale finish. There's abundant light from the extra large windows and sliding door, with views of our famous big skies. The balcony is large enough for a couch and table and chairs for entertaining and enjoying the view. The Primary bdrm with fit your big furniture and is appointed with a large walk-through closet to a luxurious en-suite with a large separate shower, quartz counters and exquisite flooring. The second bdrm is also a generous size, and there's the other 4-piece bath with a soaker tub, beautiful custom flooring, quartz counters, and a laundry room. Building amenities include an Owner's Lounge conveniently located on the same level, a heated underground parkade with electric vehicle charging stations, and an energy-efficient design with advanced mechanical and distribution systems. Additional features includes a rooftop patio, social room, bike storage, main floor concierge, ground-level restaurants, shops, and health/wellness studios. Educational excellence is ensured with the property located steps away

from the Calgary French & International School and minutes from top-tier schools including Webber Academy, Rundle College, and Ernest Manning High School. Proximity to Stoney Trail offers easy weekend getaways and seamless travel.