

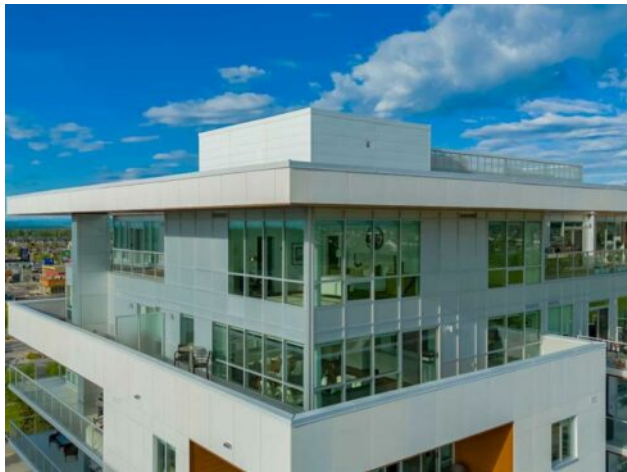


GRASSROOTS
REALTY GROUP

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**701, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2191993



\$1,099,999

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,762 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Electric	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,115
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage

Inclusions: All staging items and furniture in the unit.

Welcome to the epitome of luxury living at the Gateway, where Apartment 701 awaits to redefine your urban experience. Now being offered fully furnished! This TWO-LEVEL PENTHOUSE spans OVER 1700 SQUARE FEET of indulgent space, offering sweeping views of both the Alberta rural hills and majestic Rocky Mountains. As you step inside, high ceilings and rich chevron pattern flooring greet you, accompanied by an abundance of natural light streaming through large windows that adorn every corner. The bright OPEN FLOORPLAN seamlessly connects the living, dining, and kitchen areas, where quartz counters and stainless-steel appliances gleam under the spotlight. A large slab of quartz serves as a luxurious backsplash, while the refrigerator and dishwasher being seamlessly integrated into the cabinetry give the space an elevated touch. The spacious wrap-around balcony beckons for alfresco entertaining with plenty of space for dining with friends and family. Remote control blinds add convenience to controlling the ambiance of the space. This CORNER UNIT boasts three bedrooms, including a spacious primary ensuite featuring a stunning double vanity, frameless glass shower, and a massive walk-in closet. With four and a half baths in total, comfort and convenience are never compromised. Additional perks include TWO TITLED PARKING SPOTS and access to superb amenities such as fitness facilities, beauty services, and a selection of coffee shops and restaurants right at your doorstep. Located just moments away from Calgary's top private schools and with easy access to the downtown core and Highway 1 leading to Banff, Apartment 701 offers a lifestyle of unparalleled luxury and convenience.