



**GRASSROOTS**  
REALTY GROUP

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202, 8505 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2203848



**\$524,900**

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	963 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		
Inclusions:	None		

Corner Unit with a 731sf Balcony in the heart of West Springs stylish West 85th commercial district. This home has 2 bedrooms with 2 full bathrooms along with a sunny south and east exposure. 9ft Ceilings and floor to ceiling windows throughout. . The chef's kitchen has a sprawling central island with full height cabinetry, quartz countertops with full height quartz backsplash to match, under cabinet lighting, soft close doors and drawers, Gas Cooktop, Built in Fridge, Dishwasher and Microwave. The master bedroom enjoys a direct southern exposure, and has always through closet to the 3 piece ensuite. Separate Laundry room has some extra storage space. Custom Penny Tile Flooring in All Baths. Central Air conditioning, Titled underground parking. Amenities at The Gateway include underground visitor parking for your guests, secure bike Storage, shared sundeck on the 8th floor and owners lounge. There is also retail shops, restaurants, and every amenity at your doorstep and within walking distance. GYM, EAT, WORSHIP, SHOP, BANK, REST, REPEAT.