

\$549,900 - 709, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2251215

\$549,900

2 Bedroom, 3.00 Bathroom, 996 sqft

Single Family on 0.00 Acres

West Springs, Calgary, Alberta

Experience Luxury Lower Penthouse Living at the Gateway Condominium Development. Situated in the heart of the vibrant West District community, this meticulously upgraded home offers an exceptional blend of style, comfort, and convenience. The standout feature of this unit is its north-facing balcony, the oversized balcony which is only featured on this unit boasts magnificent views of the city and the Rocky Mountains which will never be blocked by another building. The interior exudes modern elegance, with herringbone luxury vinyl plank flooring, 9-foot ceilings, and a sophisticated, cohesive color palette. The chef's kitchen is a true highlight, featuring a 10-foot island with ample cupboard space, premium stainless-steel appliances including a gas range, built-in electric oven, integrated refrigerator, and dishwasher. Adjacent to the kitchen, a versatile den which offers the perfect space for a home office or study. The open-concept layout of the kitchen, dining, and living areas makes it an entertainer's dream. The spacious primary bedroom boasts a walk-through closet and a luxurious 4-piece ensuite with double vanities, a glass stand-up shower, and sleek tiling. The private south-facing balcony off the primary bedroom provides an idyllic space to unwind while enjoying stunning mountain views. Constructed with steel and concrete, this low-maintenance home is perfect for professionals or retirees. It comes complete with underground parking and



in unit storage - offering practical solutions for your storage needs. The building amenities further enhance the appeal, including an owner's lounge, rooftop patio, bike storage, concierge services, and a secure parkade. Located steps from restaurants Una Pizza and Blanco, shops, and wellness studios, this property delivers the best of modern living in an unbeatable location. Don't miss your chance to own this stunning, south-facing home with breathtaking mountain views and first-class amenities! (id:6289)

Built in 2023

Essential Information

Listing #	A2251215
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	996
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	709, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H6B6

Amenities

Amenities	Schools, Shopping
Features	Closet Organizers, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Forced air
Cooling	None
# of Stories	5

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete

Listing Details

Listing Office	CIR Realty
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