

# \$450,000 - 603, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2256561

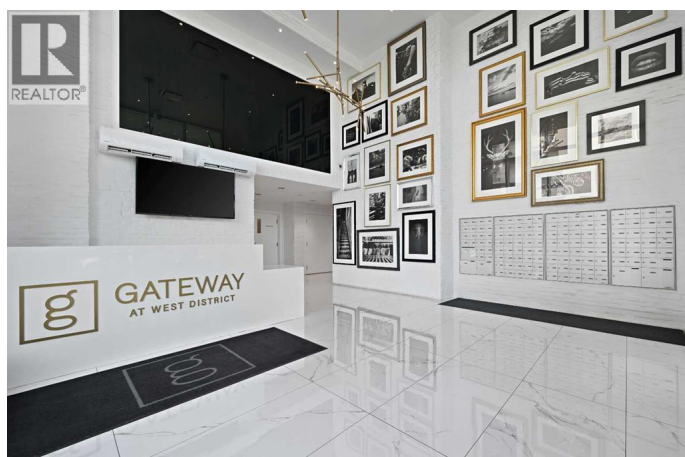
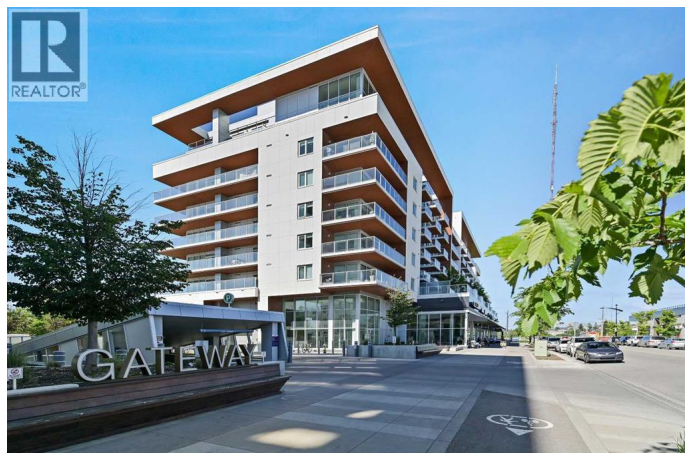
**\$450,000**

2 Bedroom, 2.00 Bathroom, 855 sqft

Single Family on 0.00 Acres

West Springs, Calgary, Alberta

At 603â€“8505 Broadcast Avenue SW, experience sweeping mountain, valley, and city views from this stylish two-bedroom plus den home in Gateway by Truman, West Districtâ€™s premier building. Offering 855 sq. ft. of intelligently designed living space, this home blends elevated finishes with everyday convenience in one of Calgaryâ€™s most walkable new communities. Inside, discover Trumanâ€™s sophisticated New York colour palette, wide-plank luxury vinyl flooring, and an open-concept layout filled with natural light. The designer kitchen boasts a premium Thermador induction cooktop, integrated appliances, quartz waterfall island, and full-height cabinetry, while custom California Closets throughout the den, living room, pantry, closets, and bathrooms add storage and style. Floor-to-ceiling north-facing windows open onto a private oversized balcony with breathtaking views stretching from downtown to the Rockies. The serene primary suite features a custom his-and-hers walk-through closet and sleek ensuite, complemented by a second bedroom and full bathroom that provide flexibility for guests, family, or a spacious home office. Additional highlights include central air conditioning, concrete construction for superior sound insulation, a full-size XL washer/dryer, titled underground parking, and a secure private storage locker on an exclusive access-only floor. Step outside to cafÃ©s, dining, boutiques, fitness studios, and everyday



essentials. Local favourites like UNA Pizza + Wine and Blanco Cantina are in the building, Sobeys is across the street, and Radio Park's eight acres of green space, playgrounds, and seasonal skating loop are a short stroll away. Top schools are nearby and quick connections to Bow Trail, Stoney Trail, and the future BRT make for an easy commute downtown or a fast escape west to the mountains. With expansive views, luxury finishes, and a vibrant walkable location, Unit 603 at Gateway is West District living at its finest. Book your private showing today.

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Built in 2020

**Essential Information**

Listing #	A2256561
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Square Footage	855
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	603, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H6B5

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Party Room
Features	Closet Organizers, Parking
Parking Spaces	1
Parking	Underground

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings
Cooling	Central air conditioning
# of Stories	8

**Exterior**

Exterior	Concrete
Construction	Poured concrete

**Listing Details**

Listing Office	Real Broker
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