

**705, 8505 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2156152**



**\$469,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	581 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to "The Gateway". Located in the highly desirable West District, one of Calgary's most sought-after buildings,. This building is surrounded by top-tier amenities, including F45 Fitness, Deville Coffee, Blanco, UNA, Mercato West, & much more. With excellent walkability to essential services, direct access to Stony Trail, 20-minute commute to downtown, & a 50-minute drive to Canmore, this location is truly exceptional. This condo boasts a stunning design aesthetic with high-end finishes such as 9ft ceilings, floor-to-ceiling windows, & luxurious chevron wide plank flooring. The modern kitchen is equipped with brushed gold hardware, quartz countertops, & high-end stainless steel appliances, including a gas range, paneled fridge, & dishwasher. Additional features include LED square pot lights, soft-close drawers, a full-height backsplash, custom closets & cabinets, all contributing to the beauty & functionality of this exceptional home.