

**210, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2157282



\$594,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,032 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Guest, On Street, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Electric	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 587
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: Light Fixtures

Discover a seamless blend of sophistication and modern living in this stylish 2 bedroom, 2 bathroom condo situated in the luxurious Gateway condominiums. Nestled in the thriving community of West Springs, this gorgeous 1000 +/- sq ft unit features an open concept layout, dark-toned chevron floors, a spacious balcony and en-suite laundry. With stunning natural light from large windows, neutral tones and tasteful finishes throughout, this is a place you will love coming home to! Relax and unwind in the sun-lit living room or enjoy entertaining friends in the contemporary kitchen featuring an oversized island. The primary bedroom boasts a walk-through closet to private en-suite bathroom with double vanities, while the second bedroom also features an en-suite bathroom. Sliding doors from the living room lead out to your private balcony with south exposure and a gas hook up inviting you to savour summer barbecues! The unit comes with one titled parking space for your convenience. A fabulous option for new home buyers, professionals, investors or those looking to downsize in style. The building offers bike storage, a residents sundeck and a 2nd Floor owners lounge. The prime location puts you close to great schools, shopping, parks, restaurants and offers easy access to Stoney Trail. There is nothing for you to do but move right in and enjoy! Book your showing today!