# \$549,900 - 705, 8445 Broadcast Avenue Sw, Calgary

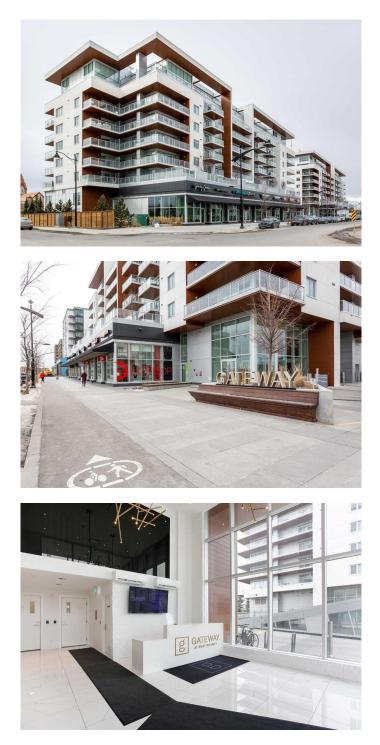
MLS® #A2204380

#### \$549,900

1 Bedroom, 2.00 Bathroom, 1,026 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Exceptional Gateway West 7th floor unit offering a bright open floor layout with stunning views and timeless architecture! Boasting over 1025 sq ft of delightful living space with show suite designer finishes, herringbone hardwood floors and a modern European style kitchen with sprawling island, quartz countertops, glass panel wall and french doors to the den, open dining and living room area, 2 full bathrooms, spacious bedroom and large walk-through closet leading to the high-end ensuite with fabulous tiled floors, oversized shower and dual personal sinks. Bathed in abundant natural light, every detail has been meticulously crafted to create a harmonious blend of soothing elements and contemporary allure. The kitchen is a culinary haven, complete with a gas cooktop, built-in oven, cabinet integrated refrigerator, built-in pantry, large island and soft-close high-end cabinets. High ceilings, full wall of windows and large balcony offer incredible 7th floor views. Included with the property is a wonderful cabinet bed in the living room for your overnight guests. This property also comes with one titled underground parking stall. The Gateway West buildings offer a variety of street level shopping and restaurant amenities, a soon to open Sobey's grocery store across the street and you are a short walk to many of West Springs other shopping amenities. Seller will entertain selling any or all furniture as well.



Built in 2019

## **Essential Information**

| MLS® #         | A2204380          |
|----------------|-------------------|
| Price          | \$549,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,026             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Туре           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |
|                |                   |

# **Community Information**

| Address     | 705, 8445 Broadcast Avenue Sw |
|-------------|-------------------------------|
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6B6                       |

### Amenities

| Amenities         | Bicycle Storage, Elevator(s), Parking, Recreation Room, Secured Parking, Storage, Visitor Parking                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces    | 1                                                                                                                                                                                       |
| Parking           | Heated Garage, Secured, See Remarks, Stall, Titled, Underground                                                                                                                         |
| # of Garages      | 1                                                                                                                                                                                       |
| Interior          |                                                                                                                                                                                         |
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer, Window Coverings                                                                                                       |
| Heating           | Fan Coil, Natural Gas                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                             |
| # of Stories      | 8                                                                                                                                                                                       |

### Exterior

| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|
| Lot Description   | Views                 |
| Roof              | Rubber                |
| Construction      | Concrete              |

### **Additional Information**

| Date Listed    | March 21st, 2025 |
|----------------|------------------|
| Days on Market | 11               |
| Zoning         | DC               |

### **Listing Details**

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.