\$575,000 - 410, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2187915

\$575,000

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

West Springs, Calgary, Alberta

Experience Luxury 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 south-facing balcony,
providing panoramic views of the Rocky
Mountains and filling the space with an
abundance of natural light throughout the day.

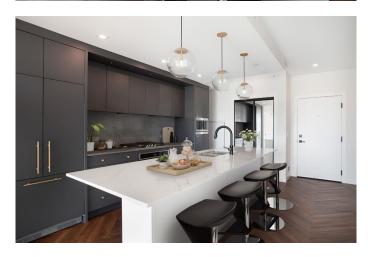
The interior exudes modern elegance, with herringbone luxury vinyl plank flooring, 9-foot ceilings, and a sophisticated, cohesive color palette. The chef's kitchen is a true highlight, featuring a 10-foot island with ample cupboard space, premium stainless-steel appliances including a gas range, built-in 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!

Built in 2023

Essential Information

MLS® # A2187915

Price \$575,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,026

Acres 0.00

Year Built 2023

Type Residential Sub-Type Apartment

Style High-Rise (5+)

Status Active

Community Information

Address 410, 8505 Broadcast Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6B6

Amenities

Amenities Elevator(s), Parking, Visitor Parking

Parking Spaces 1

Parking Underground, Stall, Titled

Interior

Interior Features Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s),

Breakfast Bar

Appliances Dishwasher, Dryer, Refrigerator, Washer, Stove(s)

Heating Forced Air

Cooling None

of Stories 5

Exterior

Exterior Features Other

Construction Concrete, Vinyl Siding

Additional Information

Date Listed March 31st, 2025

Days on Market 77
Zoning DC

Listing Details

Listing Office CIR Realty

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