

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

MLS® #A2204380

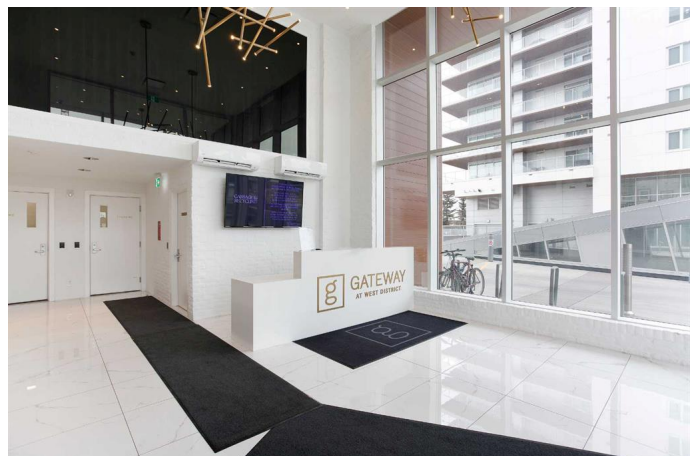
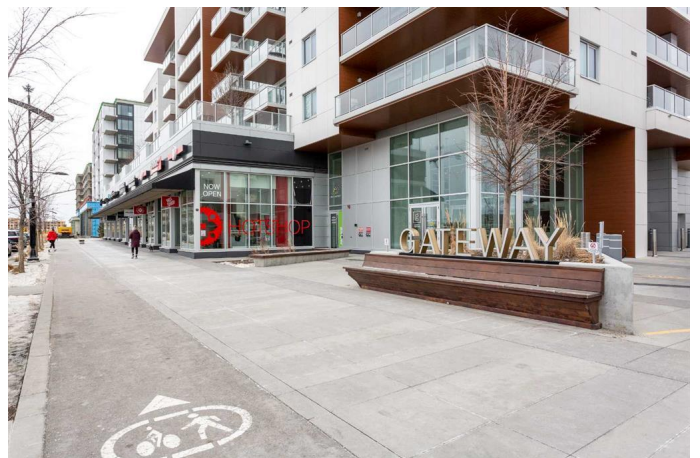
\$549,900

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 |
| Type | 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 | 29 |
| Zoning | DC |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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