

\$649,900 - 710, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2084320

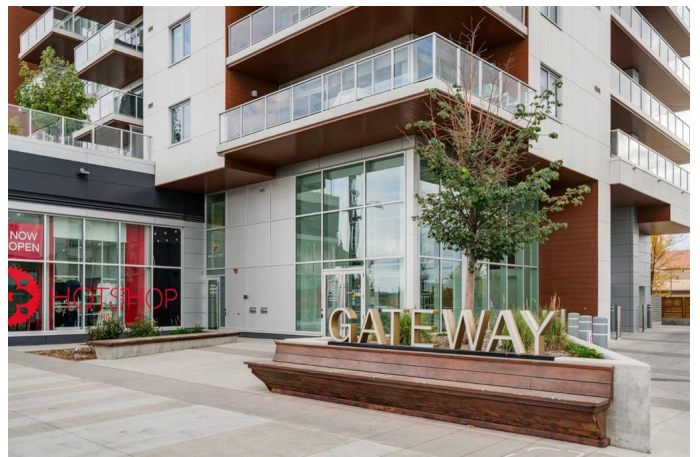
\$649,900

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway! This bright and sunny 2 bedroom layout is perfect for young professionals, couples, or small families. The panoramic views of the Rocky mountains are breathtaking, and this property is flooded with natural light throughout the day. This popular floorplan has two spacious bedrooms, and a formal dining area there's plenty of room to work from home or host large gatherings in this well appointed layout. The patio is uniquely situated with no visible neighbours on either side, which is rare in this building. This property comes with TWO heated underground parking stalls (side by side). Furthermore, with easy access to public transportation and the near completion of Stoney trail, you'll be able to explore the entire city with ease. The sleek kitchen is perfect for cooking and entertaining, and the many nearby grocery stores make it easy to stock up on all your essentials. Sophisticated interior details set this building apart such as air conditioning, chevron flooring, brushed gold hardware, quartz countertops, custom penny round mosaic tiles, integrated appliances, soft-close drawers, gas cooktop (and gas line on patio), solid core doors and square pot lights located throughout. The building has tastefully selected its commercial tenants on the ground floor such as UNA pizza, Deville coffee, F45 (gym), Metro wine, Hankki, YYC Cycle, Hot Shop Yoga, Beauty Garden and so much more. Gateway is the first project in the master planned community of the West



District, which will grow to feature over 1 million square feet of retail and commercial space, and will cater to a pedestrian lifestyle with 20 ft sidewalks and integrated bike paths. The community has proposed a 9-acre central park which will feature an outdoor amphitheatre, a skatepark, basketball court, seasonal farmerâ€™s markets and ice skating, a transit hub, a supermarket and bocce ball courts. This coveted location is 15 minutes from downtown, 60 minutes from the mountains and 5 minutes from Winsport Canada Olympic Park. Amenities include an entertainment lounge, concierge (open Monday to Friday 9am-5pm), and a rooftop patio. Gateway is pet friendly (no size restriction), and one of the most prestigious places to live in the city. This suite shows beautifully and is available for quick possession.

Built in 2019

Essential Information

MLS® #	A2084320
Price	\$649,900
Sold Price	\$600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	710, 8445 Broadcast Avenue Sw
Subdivision	West Springs

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B6

Amenities

Amenities	Elevator(s), Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Range, Refrigerator, Washer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Other
Construction	Concrete, Metal Siding

Additional Information

Date Listed	October 5th, 2023
Date Sold	November 4th, 2023
Days on Market	30
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CHARLES
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