

\$485,000 - 514, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2087479

\$485,000

1 Bedroom, 2.00 Bathroom, 727 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome Home to This Spacious South Facing 5th Floor 1-Bedroom Plus 1-1/2 Bath Condo

Located in the Concrete Constructed Gateway Condo in the Sought-After Community of West Springs. This Home Offers a Stunning Southerly View of the Mountains and Plenty of Natural

Light With Floor to Ceiling Windows in the Living Room. Your Well-Appointed Kitchen with Its Large Island Includes Full Height Cabinetry, Soft Close Doors and Drawers, Gold

Accented Kitchen Hardware, Black Matte Faucet with Pull Down Sprayer, Quartz Countertops

with Full Height Quartz Backsplash, LED Square Pot Lights, Under Cabinet Lighting, Gas Cooktop,

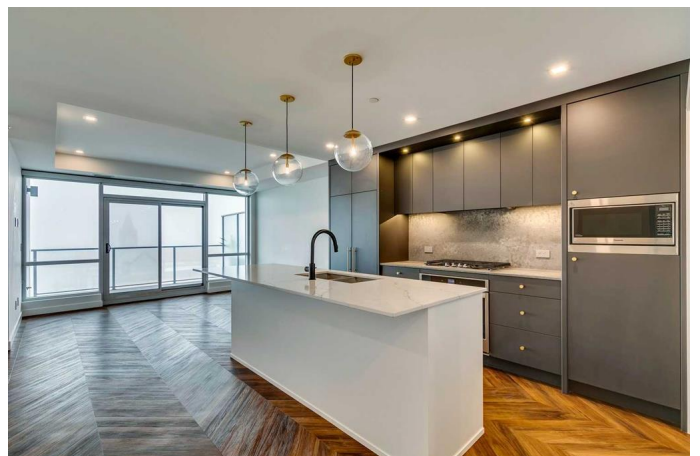
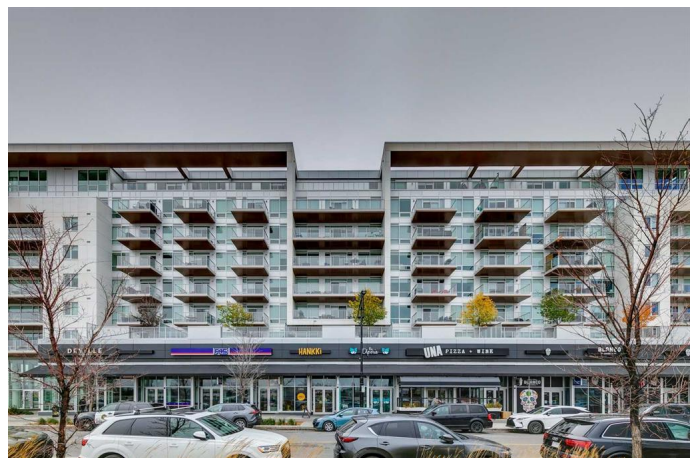
Paneled Fisher & Paykel Fridge, Paneled Dishwasher, and Microwave. There is also a Walk-In

Pantry Off the Kitchen for Your Storage Needs. Your Bedroom With Its Walk-In Closet Provides

Access into Your 4-Piece Ensuite Bathroom with Quartz Countertop, Custom Penny Tile Flooring

and Stacking Laundry. All Fixtures are Classic Black Matte Finish. The Entry Provides Generous

Closet Space Plus a 2-Piece Bath for Guests. There is Also a Niche with Quartz Built-In Countertop That Provides a Convenient Spot



to Drop Your Keys or Plug Your Chargers.
This
Home Has Chevron Luxury Wide Plank
Flooring Throughout, 9 Foot +/- Painted
Ceilings,
Window Coverings for Your Floor to Ceiling
Windows and Air Conditioning. This Gateway
Building has Concierge Service in the Lobby,
Underground Visitor Parking Stalls, and a
Locked
Bike Storage Room. Plus, There is Also an 8th
Floor Sundeck and 2nd Floor Owners Lounge.
This
Amazing Home Provides 727 Square Feet of
Living Space With 1 Titled Underground
Parking
Stall and Is Close to Shopping, Schools,
Plenty of Amazing Dining Choices and Great
Access to
Downtown and to the Mountains. Don't
Miss This Opportunity to Make Gateway Your
Home!

Built in 2019

Essential Information

MLS® #	A2087479
Price	\$485,000
Sold Price	\$455,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	727
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	514, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B6

Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Concrete Driveway, Garage Door Opener, Secured, Stall, Titled, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Electric Range, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fan Coil, Electric
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	None
Roof	Asphalt/Gravel
Construction	Aluminum Siding, Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2023
Date Sold	May 17th, 2024
Days on Market	216
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Manor Hill Realty YYC Inc.
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