

\$529,900 - 305, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2088652

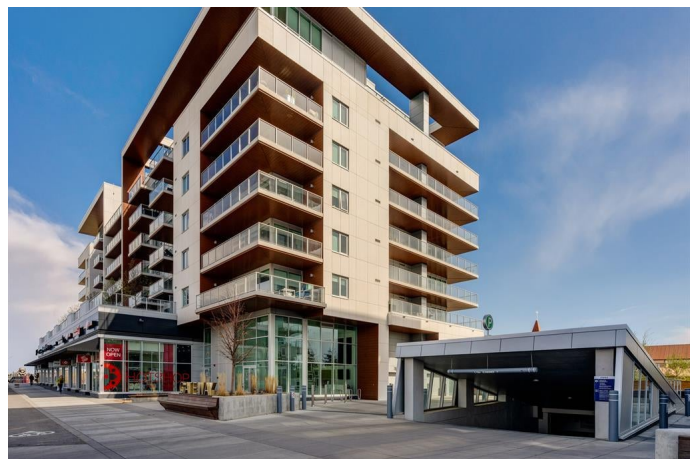
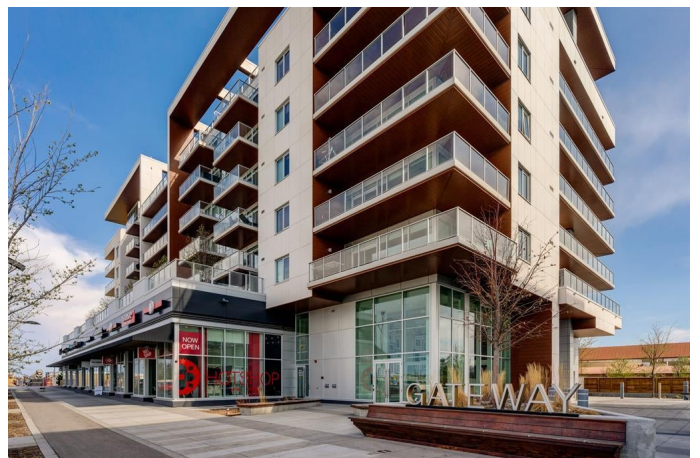
\$529,900

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway in the West District! This spacious 2 bedroom layout is perfect for young professionals, couples, or small families looking for a new home. With 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. Furthermore, with easy access to public transportation and the recent completion of Stoney trail, you can navigate 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 and concierge (open Monday to Friday 9am-5pm). Gateway is pet friendly, and one of the most prestigious places to live in the city. This suite shows beautifully, and is an excellent investment opportunity.

Built in 2019

Essential Information

MLS® #	A2088652
Price	\$529,900
Sold Price	\$505,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	305, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Secured Parking, Storage,
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	Visitor Parking
Parking Spaces	1
Parking	Owned, Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	None
Roof	Rubber
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	November 9th, 2023
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CHARLES
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