

\$575,000 - 609, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2118645

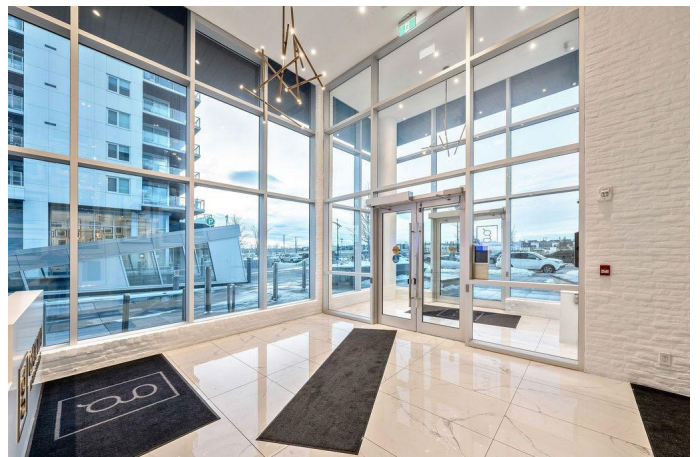
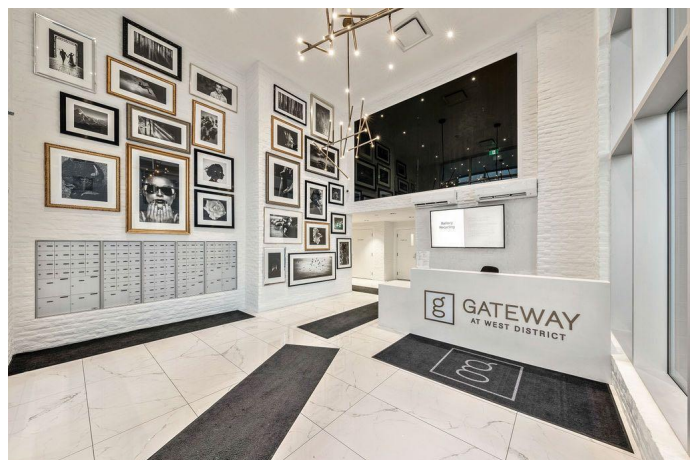
\$575,000

2 Bedroom, 3.00 Bathroom, 995 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Discover the charm of Concrete Constructed Gateway Condo, situated on Broadcast Avenue in the coveted West Springs area. Step into this pristine 2-bedroom, 2-bathroom abode, showcasing modern elegance and a large patio with northern views. As you enter, be captivated by the bright ambiance, enhanced by 9-foot ceilings and expansive windows for the living and dining areas. The kitchen, a dream for culinary aficionados, boasts a spacious island, tall cabinets with soft-close features, elegant gold-accented fixtures, a sleek black matte faucet, quartz countertops with a continuous backsplash, a gas range, and premier appliances including a refrigerator, dishwasher, and built-in microwave. The private living quarters are thoughtfully arranged, with the primary bedroom offering a walk-through closet that leads to an ensuite bathroom, equipped with organized built-in storage and a glass-enclosed shower, adding a dash of luxury. Both bathrooms have stylish tiled floors. Across from the 4-piece main bathroom lies the second bedroom. Throughout the home, herringbone flooring enhances the continuity and sophistication of the interior. Additionally, there's a separate laundry area with a washer and dryer, adding to the practicality within this unit. The outdoor patio is equipped with a gas line, perfect for barbecues or adding a heater to create a cozy retreat on cooler nights. The Gateway Condominiums enhance your living experience with



underground guest parking and secure bicycle storage. Spanning nearly 1,000 square feet, this residence merges comfort, style, and practicality, inviting you to make the Gateway your new home. This 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 farmer'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.

Built in 2019

Essential Information

MLS® #	A2118645
Price	\$575,000
Sold Price	\$562,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	995
Acres	0.00

Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	609, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4C7

Amenities

Amenities	Elevator(s), Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Faces Front, Heated Garage, Titled, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Fan Coil, In Floor
Cooling	Central Air
# of Stories	7

Exterior

Exterior Features	BBQ gas line, Lighting
Construction	Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	May 17th, 2024
Days on Market	46
Zoning	DC
HOA Fees	0.00

Listing Details

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