

\$425,000 - 412, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2151957

\$425,000

2 Bedroom, 2.00 Bathroom, 571 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to your new home in Gateway West, where urban sophistication seamlessly blends with breathtaking views. This exquisite 4th-floor condo offers a lifestyle of luxury and convenience. Step inside and be greeted by an open floor plan, filled with natural light streaming through floor-to-ceiling windows. The spacious balcony, perfect for morning coffee or evening relaxation, offers unobstructed 180-degree views that are simply stunning. Your primary bedroom is a sanctuary of tranquility. South-facing windows frame magnificent mountain vistas, while roller shades provide both privacy and convenience. The expansive walkthrough closet offers ample storage and organization. The luxurious 3-piece ensuite bathroom, featuring a fully glassed shower, adds a touch of elegance to your daily routine. The second bedroom, which can also serve as a den, includes a generous mirror closet with California closet organizers. This unit also features a 4-piece main bathroom and a full-size washer and dryer in the ensuite laundry, ensuring all your needs are met. The kitchen is truly a chef's dream. It boasts luxurious SuperMatte finish cabinets, brushed gold hardware, a high-end gas cooktop, built-in oven, integrated Fisher & Paykel fridge & freezer, integrated dishwasher, soft-close hardware, custom cabinet inserts, under-cabinet lighting, and exquisite quartz countertops and backsplash. Every detail has been thoughtfully designed for both functionality and style. Chevron flooring



throughout adds a sophisticated touch, while air conditioning ensures your comfort year-round. The sunny south balcony, complete with a gas line for outdoor BBQs, is ideal for entertaining guests or enjoying a quiet evening outdoors. Vibrant community features and ground-floor commercial tenants are creating a dynamic environment with dining, fitness, and leisure options. Future plans for the West District include retail spaces, pedestrian-friendly sidewalks, bike paths, a central park with an outdoor amphitheater, skatepark, seasonal markets, a transit hub, supermarket, and sports courts, making it one of the city's most desirable walkable destinations. This quiet CONCRETE BUILDING offers a secure environment. The 15-minute commute to downtown Calgary, the proximity to Winsport Canada Olympic Park, and the mere 60-minute drive to the mountains make this an ideal home for young professionals, first-time buyers, and empty nesters alike. Don't miss the opportunity to make this exceptional condo your new home.

Built in 2020

Essential Information

MLS® #	A2151957
Price	\$425,000
Sold Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	571
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	412, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

Amenities

Amenities	Elevator(s), Parking, Recreation Room, Roof Deck, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, Microwave, Range Hood, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Flat
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2024
Date Sold	August 7th, 2024
Days on Market	14
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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