\$325,000 - 216, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2153720

\$325,000

1 Bedroom, 1.00 Bathroom, 473 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

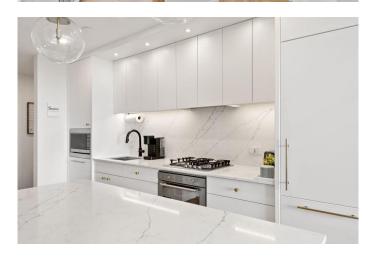
Welcome to Unit 216 - 8505 Broadcast
Avenue SW in the "Gateway" by Truman
located in the desirable WEST DISTRICT. The
"Gateway" is defined as one of Calgary's most
sought after buildings and is surrounded by
A-CLASS amenities. (F45 Fitness, Deville
Coffee, Blanco, UNA, Mercato West and much
more!) Amazing walkability to all necessary
amenities, adjacent access to Stony Trail, an
easy 20 minute commute to the downtown
Core and a quick 50 minute escape West to
Canmore make this a sought-after location.

This condo has a beautiful design aesthetic. Its high-end finishes include 9ft ceilings, floor to ceiling windows, chevron luxury wide plank flooring, brushed gold hardware and quartz countertops in the streamlined modern kitchen, elegant bathroom and functional office nook. Additionally it has LED square pot lights, high end stainless steel appliances, including a gas range, a panelled fridge and dishwasher. The soft-close drawers, full-height backsplash, custom closets/cabinets, designer window coverings and modern light fixtures add beauty and ease. It also boasts a Large* (200 sq ft) covered SW facing patio that offers mountain views, with full exposure sunrise to sundown.

Conveniently located on the second floor 216 is just down the hall from the OWNERS LOUNGE" - The perfect spot for entertaining large groups: with access to a Large private patio, 3 TV'S, office space, bathroom, wet bar







The Large* titled parking stall is located in the secure underground parkade.

The community also features a 9-acre "Central Park" which will include an outdoor amphitheatre, a reflecting pool, ice skating in the winter, summertime farmer's markets with art, music, food and community festivals. Close to schools, parks, playgrounds, bike trails & walking paths + all the amenities of Aspen/West Springs.

Whether you are a first time home owner, young professional, investor, or retiree you are sure to love this condo and location.

Built in 2019

Essential Information

MLS® # A2153720
Price \$325,000
Sold Price \$315,000

Bedrooms 1

Bathrooms 1.00 Full Baths 1

Square Footage 473 Acres 0.00

Year Built 2019

Type Residential Sub-Type Apartment

Style Apartment

Status Sold

Community Information

Address 216, 8505 Broadcast Avenue Sw

Subdivision West Springs

City Calgary
County Calgary

Province Alberta
Postal Code T3H 6B5

Amenities

Amenities Elevator(s), Parking, Party Room, Recreation Room, Secured Parking,

Snow Removal, Storage, Trash

Parking Spaces 1

Parking Covered, Guest, Heated Garage, On Street, Secured, Titled,

Underground

Interior

Interior Features Built-in Features, Kitchen Island, Pantry, Quartz Counters, Recessed

Lighting

Appliances Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator,

Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Window

Coverings

Heating Central, Natural Gas

Cooling Central Air, Full, Sep. HVAC Units

of Stories 8

Exterior

Exterior Features Balcony

Roof Flat

Construction Concrete

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2024

Date Sold September 17th, 2024

Days on Market 47

Zoning DC

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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