

# \$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



& more!

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 farmerâ€™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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