

\$455,000 - 213, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2160798

\$455,000

2 Bedroom, 2.00 Bathroom, 767 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Discover modern, condo living in one of Calgary's most sought-after buildings "The Gateway". Situated in the prestigious West District, this stunning unit offers 767 SF of luxurious living space featuring 2 large bedrooms and 2 full bathrooms, tailored for comfort and efficiency. Upon entering, you will immediately notice the durable, herringbone vinyl plank floors and abundance of natural light flood the open floorplan. The sleek Chef's kitchen is equipped with with upscale built in appliances, quartz countertops, undercabinet lighting and an over-sized island with eating bar. Smooth transition to the living room where you can step outside to enjoy the expansive balcony, complete with a natural gas hook-up for a BBQ making it the perfect space for outdoor dining and entertaining while enjoying views of the vibrant neighborhood. The primary bedroom includes a walk-in closet with custom built-ins and a spa-inspired 3 piece bathroom with glass encased walk-in shower. A spacious second bedroom, 4 piece bathroom and insuite laundry complete this unit. Don't overlook the central AC, titled underground parking and assigned storage. Ideally located in the heart of new development, the condo is moments away from restaurants, schools, and public transport. Its proximity to downtown and quick access to Stoney Trail facilitate easy commutes to the city or leisurely trips to the mountains. Amenities include Lobby Concierge Tues-Sat and a party/event room,



as well as secure underground visitor parking.
This condo is an excellent choice for those entering the housing market or seeking an upgrade to a lively, amenity-rich area of Calgary.

Built in 2019

Essential Information

MLS® #	A2160798
Price	\$455,000
Sold Price	\$448,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	767
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	213, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

Amenities

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

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan,
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	Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Electric
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Metal Siding

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 16th, 2024
Days on Market	19
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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