

\$627,900 - 317, 8505 Broadcast Avenue Sw, Calgary

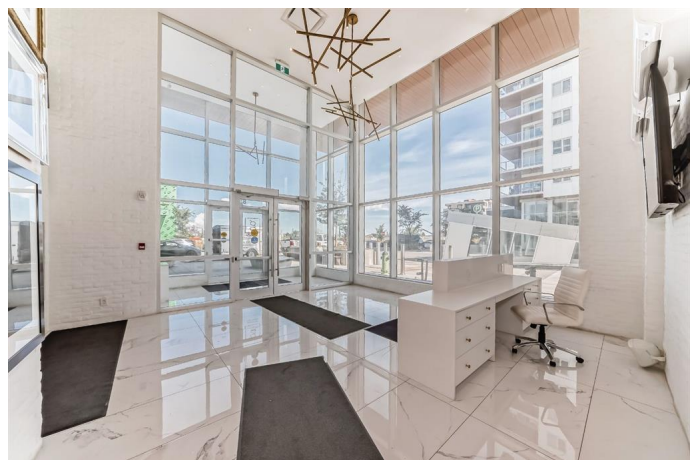
MLS® #A2198263

\$627,900

2 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway by TRUMAN, a luxurious residence located in the prestigious Master-Planned West District community. This concrete-constructed home offers 2 spacious bedrooms, 2 bathrooms, a dedicated home office, and a titled underground parking stall. From the moment you step inside, youâ€™ll notice the meticulous attention to detail. Enjoy the timeless beauty of Chevron luxury wide plank flooring throughout. The bathrooms feature stunning custom penny round mosaic tiles, adding a touch of sophistication. With soaring 9-foot painted ceilings and ample windows in this corner unit, the home feels bright and inviting. The chef-inspired kitchen is the heart of this home, featuring a luxurious White Super Matte finish accented by brushed gold hardware. High-end appliances, including a 36â€• integrated Fisher & Paykel fridge, panelled dishwasher, gas cooktop, and wall oven, elevate your culinary experience. The kitchen is completed with soft-close custom cabinetry, under-cabinet lighting, and Quartz countertops and backsplash for an upscale finish. One of the most unique features of this home is the expansive corner wrap-around balcony, offering panoramic views and providing the perfect outdoor retreat. The large floor-to-ceiling windows flood the interior with natural light, creating a seamless connection between indoor and outdoor living spaces. Additional conveniences include an in-suite washer and dryer and window coverings throughout, adding both privacy and style.



Built in 2020

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2198263 |
| Price | \$627,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,120 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 317, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 4C7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Secured Parking, Visitor Parking, Roof Deck |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, See Remarks |
| Appliances | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Fan Coil, Natural Gas |
| Cooling | Central Air |
| # of Stories | 8 |

Exterior

| | |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

| | |
|--------------|-----------------|
| Roof | Rubber |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 1st, 2025 |
| Days on Market | 42 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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