

\$649,000 - 501, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2266522

\$649,000

2 Bedroom, 3.00 Bathroom, 1,135 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway West II â€” Urban Living at Its Finest in West Calgary.

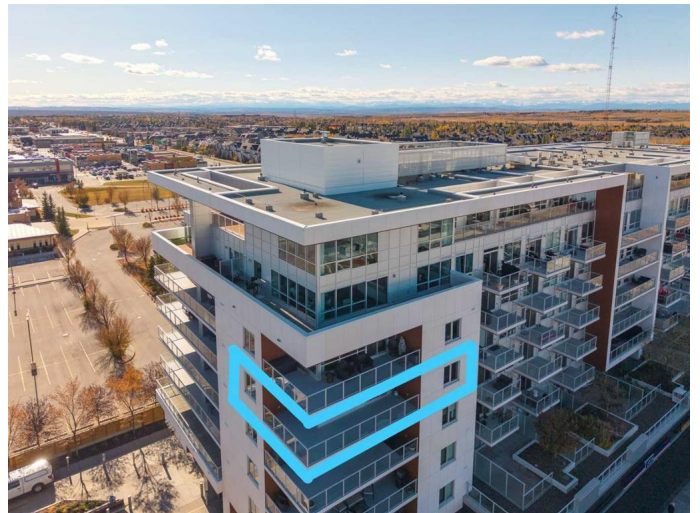
This immaculate, like-new residence blends contemporary design with elevated comfort. Year-round climate control is ensured with air conditioning, while Chevron wide-plank luxury flooring flows seamlessly throughout, adding warmth and refinement. The thoughtfully designed floor plan welcomes natural light through floor-to-ceiling windows, creating bright and inviting living spaces.

The chef-inspired kitchen serves as the heart of this home, showcasing super-matte finishes, striking brushed-gold hardware, and quartz countertops with a matching backsplash.

High-end appliances, including a gas cooktop, wall oven, and a Fisher & Paykel integrated refrigerator, make meal prep a pleasure. A paneled dishwasher, soft-close custom cabinetry, under-cabinet lighting, and a convenient eating bar complete this elegant and functional spaceâ€”perfect for both entertaining and everyday living.

Retreat to the spa-like primary bathroom, where custom penny-round mosaic tiles create a luxurious atmosphere. These same handcrafted tiles also enhance the second of three beautifully appointed bathrooms. Painted ceilings add to the homeâ€™s refined aesthetic, giving every space a polished and cohesive feel.

Additional thoughtful touches within this unit include a California Closets built-in Murphy bed with a desk and storage in the second



bedroom, a Culligan water purification system, and elegant custom wallpaper accents. Step outside to a spacious wrap-around deck and take in beautiful north-facing views.

Residents enjoy access to EV charging stations, bike storage, an owner's lounge and a rooftop patio, all within a vibrant community surrounded by shops, cafes, green spaces, and fitness options. Gateway West II is poised to become one of Calgary's premier urban enclaves where you can shop, dine, sip, or sweat just steps from your front door.

Experience sophisticated suburban living redefined. Welcome home!

Built in 2020

Essential Information

MLS® #	A2266522
Price	\$649,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	501, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Recreation Room, Storage, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Titled, Owned, Secured
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Range
Heating	Baseboard, Central
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	10
Zoning	DC

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.