

# \$549,900 - 705, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2204380

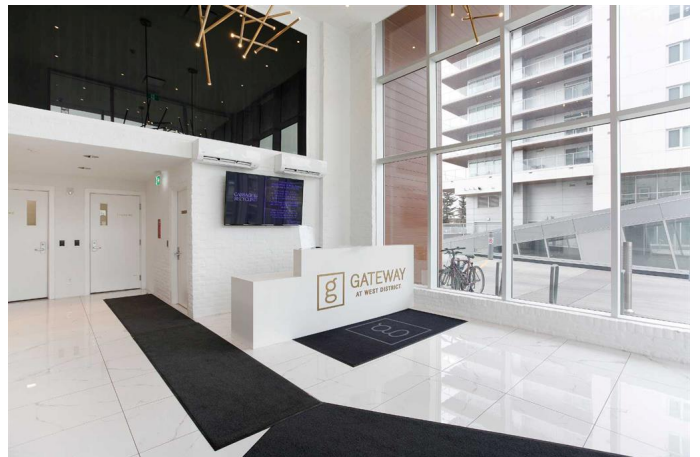
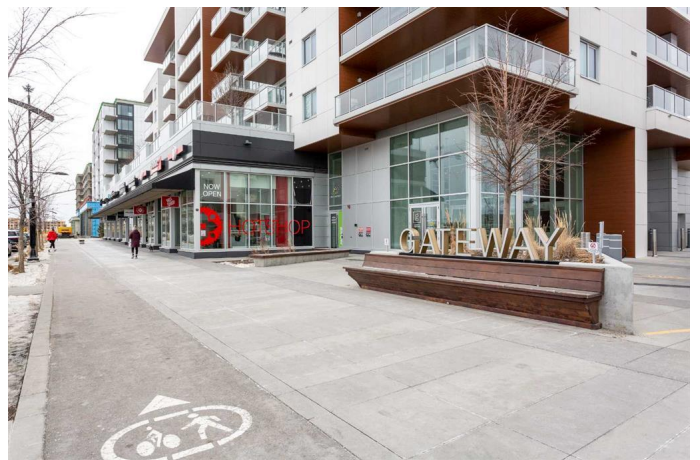
**\$549,900**

1 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Exceptional Gateway West 7th floor unit offering a bright open floor layout with stunning views and timeless architecture! Boasting over 1025 sq ft of delightful living space with show suite designer finishes, herringbone hardwood floors and a modern European style kitchen with sprawling island, quartz countertops, glass panel wall and french doors to the den, open dining and living room area, 2 full bathrooms, spacious bedroom and large walk-through closet leading to the high-end ensuite with fabulous tiled floors, oversized shower and dual personal sinks. Bathed in abundant natural light, every detail has been meticulously crafted to create a harmonious blend of soothing elements and contemporary allure. The kitchen is a culinary haven, complete with a gas cooktop, built-in oven, cabinet integrated refrigerator, built-in pantry, large island and soft-close high-end cabinets. High ceilings, full wall of windows and large balcony offer incredible 7th floor views. Included with the property is a wonderful cabinet bed in the living room for your overnight guests. This property also comes with one titled underground parking stall. The Gateway West buildings offer a variety of street level shopping and restaurant amenities, a soon to open Sobey's grocery store across the street and you are a short walk to many of West Springs other shopping amenities. Seller will entertain selling any or all furniture as well.



Built in 2019

## Essential Information

MLS® #	A2204380
Price	\$549,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	705, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B6

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, See Remarks, Stall, Titled, Underground
# of Garages	1

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

**Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Views
Roof	Rubber
Construction	Concrete

**Additional Information**

Date Listed	March 21st, 2025
Days on Market	28
Zoning	DC

**Listing Details**

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.