

**709, 8505 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2251215**



**\$549,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                       |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 996 sq.ft.                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                     |                   |        |
|--------------------|-------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                   | <b>Condo Fee:</b> | \$ 643 |
| <b>Basement:</b>   | -                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                                                              | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** None

Experience Luxury Lower Penthouse Living at the Gateway Condominium Development. Situated in the heart of the vibrant West District community, this meticulously upgraded home offers an exceptional blend of style, comfort, and convenience. The standout feature of this unit is its north-facing balcony, the oversized balcony which is only featured on this unit boasts magnificent views of the city and the Rocky Mountains which will never be blocked by another building. The interior exudes modern elegance, with herringbone luxury vinyl plank flooring, 9-foot ceilings, and a sophisticated, cohesive color palette. The chef's kitchen is a true highlight, featuring a 10-foot island with ample cupboard space, premium stainless-steel appliances including a gas range, built-in electric oven, integrated refrigerator, and dishwasher. Adjacent to the kitchen, a versatile den which offers the perfect space for a home office or study. The open-concept layout of the kitchen, dining, and living areas makes it an entertainer's dream. The spacious primary bedroom boasts a walk-through closet and a luxurious 4-piece ensuite with double vanities, a glass stand-up shower, and sleek tiling. The private south-facing balcony off the primary bedroom provides an idyllic space to unwind while enjoying stunning mountain views. Constructed with steel and concrete, this low-maintenance home is perfect for professionals or retirees. It comes complete with underground parking and in-unit storage - offering practical solutions for your storage needs. The building amenities further enhance the appeal, including an owner's lounge, rooftop patio, bike storage, concierge services, and a secure parkade. Located steps from restaurants Una Pizza and Blanco, shops, and wellness studios, this property delivers the best of modern living in an unbeatable location. Don't miss

your chance to own this stunning, south-facing home with breathtaking mountain views and first-class amenities!