

**603, 8505 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2256561**



**\$475,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Induction cooktop, built in closets and built-in entertainment centre.

At 603&ndash;8505 Broadcast Avenue SW, experience sweeping mountain, valley, and city views from this stylish two-bedroom plus den home in Gateway by Truman, West District&rsquo;s premier building. Offering 855 sq. ft. of intelligently designed living space, this home blends elevated finishes with everyday convenience in one of Calgary&rsquo;s most walkable new communities. Inside, discover Truman&rsquo;s sophisticated New York colour palette, wide-plank luxury vinyl flooring, and an open-concept layout filled with natural light. The designer kitchen boasts a premium Thermador induction cooktop, integrated appliances, quartz waterfall island, and full-height cabinetry, while custom California Closets throughout the den, living room, pantry, closets, and bathrooms add storage and style. Floor-to-ceiling north-facing windows open onto a private oversized balcony with breathtaking views stretching from downtown to the Rockies. The serene primary suite features a custom his-and-hers walk-through closet and sleek ensuite, complemented by a second bedroom and full bathroom that provide flexibility for guests, family, or a spacious home office. Additional highlights include central air conditioning, concrete construction for superior sound insulation, a full-size XL washer/dryer, titled underground parking, and a secure private storage locker on an exclusive access-only floor. Step outside to caf&eacute;s, dining, boutiques, fitness studios, and everyday essentials. Local favourites like UNA Pizza + Wine and Blanco Cantina are in the building, Sobeys is across the street, and Radio Park&rsquo;s eight acres of green space, playgrounds, and seasonal skating loop are a short stroll away. Top schools are nearby and quick connections to Bow Trail, Stoney Trail, and the future BRT make for an easy commute downtown or a fast escape west to the

mountains. With expansive views, luxury finishes, and a vibrant walkable location, Unit 603 at Gateway is West District living at its finest. Book your private showing today.