



THE
A-TEAM

**RE/MAX
FIRST**

8445 BROADCAST Avenue #615, Calgary T3H 6B6

MLS®#: **A2107354**

Area: **West Springs**

Listing Date: **02/13/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **979**
Low Sqft:
Ttl Sqft: **979**

DOM

96
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven,Range Hood,Washer**
Int Feat: **Closet Organizers,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	17`5" x 11`5"	Kitchen	Main	13`5" x 9`0"
Library	Main	4`8" x 3`5"	Bedroom - Primary	Main	12`6" x 10`0"
Walk-In Closet	Main	7`4" x 4`9"	3pc Ensuite bath	Main	8`0" x 5`0"
Bedroom	Main	10`10" x 10`0"	Bedroom	Main	10`11" x 8`9"
Laundry	Main	3`4" x 3`0"	4pc Bathroom	Main	8`0" x 5`0"
Balcony	Main	21`6" x 5`4"	Balcony	Main	24`0" x 7`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$587

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1912002

Remarks

Pub Rmks:

Welcome to Gateway! CORNER UNIT with WRAPAROUND BALCONY! Bright and sunny 3 bedroom 2-bathroom open concept layout offers ton of natural light throughout the day. Beautiful open kitchen/dining/living with study is ideal for family gatherings and working from home. Sophisticated interior details such as chevron flooring, modern black hardware, quartz countertops, custom penny round mosaic tiles, integrated appliances, soft-close drawers, gas cooktop (gas line on patio), solid core doors, square pot lights are throughout the unit. Oversized windows allow light to flood the space, enhancing the overall ambiance. There are selected commercial tenants on the ground floor such as Deville Coffee, F45 gym, UNA Pizza, Metro Wine, Hot Shop Yoga etc. West Springs has pathways, playgrounds, sports fields, and picnic areas, offering residents spaces to enjoy nature and engage in leisure activities. West Springs is home to several schools, making it an attractive neighborhood for families. Some of the schools serving the community include West Springs School (K-4), West Ridge School (5-9), and Calgary French & International School (K-12). Elevate your lifestyle and experience the epitome of luxury living with this exceptional condo in West Springs. Only 15 minutes from Downtown, 60 minutes to the mountains and steps to shopping plazas with grocery stores, restaurants, cafes, fitness centers, and professional services. Amenities include an entertainment lounge and concierge (open Monday to Friday 9am-5pm). Pet friendly building (pet to be confirmed with the office). Do not miss excellent place to live or great investment opportunity! Seller is highly motivated and open to offers!

Inclusions:

Window Coverings

Property Listed By:

Greater Calgary Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





