



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #701, Calgary T3H 6B5

MLS® #: **A2108039**

Area: **West Springs**

Listing Date: **02/15/24**

List Price: **\$1,189,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,752**
Low Sqft:
Ttl Sqft: **1,752**

DOM

94

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof:
Heating: **Fan Coil,Electric**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Gas Cooktop,Washer**
Int Feat: **Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		3pc Ensuite bath	Main	
3pc Ensuite bath	Upper		4pc Ensuite bath	Upper	
Bedroom - Primary	Upper	14`10" x 17`6"	Bedroom	Upper	11`11" x 12`4"
Laundry	Upper	4`4" x 4`2"	Living Room	Main	17`9" x 13`8"
Bedroom	Main	12`1" x 10`2"	Kitchen	Main	12`3" x 18`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$983

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1912016

Remarks

Pub Rmks:

A very rare and highly sought-after 2-story Penthouse/Sub Penthouse unit. Experience the epitome of urban sophistication at the exclusive Concrete Constructed Gateway Condo situated on Broadcast Avenue, nestled within the coveted community of West Springs. This pristine 3-bedroom, 4-bathroom sanctuary exudes contemporary charm, boasting an enviable outdoor patio area with sought-after North and West exposures. Crafted with meticulous attention to detail, this residence showcases a versatile nook suitable for either dining or office space, tailored to suit your lifestyle requirements. Upon entry, be welcomed by an abundance of natural light cascading through high ceilings and lots of windows. The kitchen is a culinary enthusiast's delight, featuring a spacious island, full-height cabinetry, soft-close doors, and top-of-the-line appliances including a gas cooktop, stove, fridge, dishwasher, and built-in microwave. There is a bedroom/office on the main with a 3PC ensuite. A convenient 2pc bathroom for guests as well. Upstairs you will find the primary bedroom offers the luxury of a walk-through closet leading to the master ensuite, complete with built-in closet organization and a glass-enclosed shower for a touch of refinement. Herringbone-style flooring throughout the unit provides a seamless and sophisticated aesthetic. A third bedroom with a 3PC ensuite, a separate laundry area with a washer and dryer enhances the functionality of this well-designed living space. The living experience is further enhanced by the gas line on the patio, offering the convenience of outdoor grilling or the option to add a heater for cooler evenings, transforming your patio into a private oasis. The Gateway Building offers added convenience with underground visitor parking stalls and a secured bike storage room. Residents can also enjoy the 8th-floor sundeck and 2nd-floor owner's lounge, perfect for socializing or unwinding in style. Embrace the finer details of this home, with easy access to the new Stoney Trail addition and a variety of shops located below the condo, ensuring that daily necessities and indulgences are just steps away. With 1,752 square feet of thoughtfully utilized space, seize the opportunity to make Gateway your home and embrace the perfect fusion of comfort, style, and functionality. This is your invitation to a lifestyle where mountain views, sunset hues, and personalized comfort seamlessly intertwine.

Inclusions:

NA

Property Listed By:

eXp Realty

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







