



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8445 BROADCAST Avenue #410, Calgary T3H6B6**

MLS®#: **A2110162**

Area: **West Springs**

Listing Date: **03/04/24**

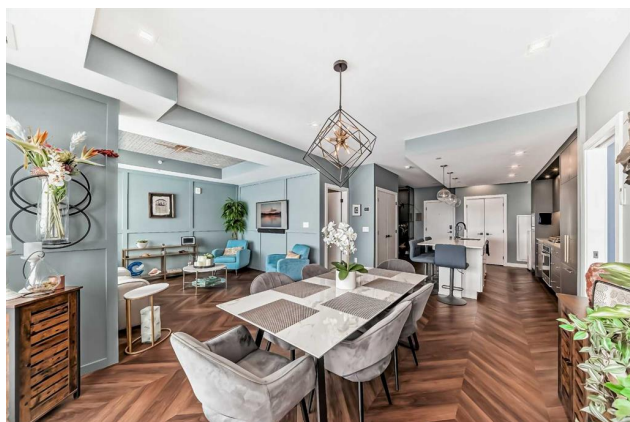
List Price: **\$648,800**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,023**  
Low Sqft:  
Ttl Sqft: **1,023**

DOM

**76**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Guest,Heated Garage,In Garage Electric Vehicle Charging Station(s),On Street,Parkade,Titled**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>5`1" x 3`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 9`2"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`11" x 15`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 12`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 12`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`3" x 4`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 13`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`4" x 10`3"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`10" x 7`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>13`4" x 7`2"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$621**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1912002**

Remarks

Pub Rmks: **One-of-a-Kind, rare SOUTH FACING, professionally CUSTOM-DESIGNED Pinnacle Suite plan with an expansive Kitchen, Living Room and Dining area, providing unrivaled living space in a truly Open Concept. Perfect for the Executive, professional couple, or newly Retired looking for low maintenance and snowbird lock-and-leave convenience. This suite shows beautifully and is available for immediate possession. Includes a spacious Master Suite with dual vanities & walk-thru-closet and second full bathroom with a soaker tub. The glass wall w/dbl door to den can be converted to a spare bedroom. The bright and sunny, SOUTH facing deck offers breathtaking, unobstructed panoramic views of the Rocky Mountains, and fabulous sunrises to the east. The ample deck is uniquely situated with no visible neighbours on either side, which is rare in this building. An exceptional concrete & steel property, which stands out as one of the most impressive condominiums in Calgary, boasting a walkable community. You will find plenty of room to host larger gatherings in this well-appointed layout. This property is flooded with natural light throughout the day. Step inside to discover a world of elegance and sophistication. An abundance of upgrades, luxury living is here. This residence is defined by its attention to detail. Air conditioning, Chevron Luxury wide plank flooring throughout, custom penny round mosaic tiles both bathrooms, LED square pot lights, Chef inspired kitchen with GAS cooktop and wall oven, (and gas line on patio). Soft close hardware custom cabinet inserts, quartz counter tops. You'll appreciate the exceptional soundproofing and boutique hotel-inspired design that sets it apart from any other condominium in the city. Additional upgrades include three walls with custom trim, thumbprint keyless lock on front door, custom professional paint & accent wallpaper, professional design coordinated, custom light fixtures, with upgraded switches throughout with SMART Technology, coiffured walls and inset ceilings, additional kitchen cabinetry, custom composite sink with integrated soap dispenser and a quiet, 3-stage garburator, water purifier, motorized blinds in main living (bypass light filtering) & master bedroom (blackout). A large laundry closet with full-size, side by side washer/dryer, and extra storage area. This property comes with a titled heated underground parking stall and three storage lockers, each approx. 3'x3'x8'. Bicycle Storage. Amenities include a beautifully furnished Owner's lounge for entertaining, visitor parking, bike storage, electric vehicle chargers, concierge services (open Monday to Friday 9am-5pm), receiving room for packages, and a rooftop patio. Gateway has meticulously curated the ground-floor commercial tenants, ensuring a vibrant community. Gateway is pet friendly and one of the most prestigious places to live in the city. The Stoney Ring Road provides easy access to every part of the city and the mountains. Currently unoccupied.**

Inclusions:  
Property Listed By: **None**  
**eXp Realty**

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

