



THE
A-TEAM

**RE/MAX
FIRST**

8445 BROADCAST Avenue #401, Calgary T3H 4C7

MLS® #: **A2115322**

Area: **West Springs**

Listing Date: **03/20/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Calgary

Year Built:

2020

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

1,157

Low Sqft:

Ttl Sqft:

1,157

Lot Shape:

DOM

60

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

High-Rise (5+)

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Rubber**

Heating: **Fan Coil,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Concrete

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Bedroom

Main

9`6" x 9`9"

Bedroom - Primary

Main

16`6" x 10`6"

Dining Room

Main

7`8" x 8`5"

3pc Ensuite bath

Main

2pc Bathroom

Main

Room

Level

Dimensions

4pc Bathroom

Main

0`0" x 0`0"

Kitchen

Main

11`8" x 8`7"

Living Room

Main

12`9" x 8`5"

Den

Main

8`7" x 5`8"

Laundry

Main

Legal/Tax/Financial

Condo Fee:
\$694

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912002**

Remarks

Pub Rmks: **Welcome to Gateway by TRUMAN nestled within the Master Planned community of West District. This concrete constructed 2 Bed, 2.5 Bath plus Den home with 1 titled underground parking stall. The highest in fit and finish including Air conditioning, Chevron Luxury Wide plank flooring throughout, custom penny round Mosaic Tiles in all baths, LED pot lights, 9 foot+/- painted ceilings, a custom Chef inspired Kitchen finished in a luxurious Super Matte finish accented by brushed gold hardware with high end Gas Cooktop and Wall Oven, an integrated 36" Fisher & Paykel Fridge, panelled Dishwasher, soft close Custom Cabinetry, under cabinet lighting, highlighted by Quartz counter tops and back splash! Other included features are washer & dryer, and window coverings for your floor to ceiling glass leading out to the Balcony! Photo gallery of similar unit.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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





