



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8445 BROADCAST Avenue #114, Calgary T3H 4C7**

MLS® #: **A2115907**

Area: **West Springs**

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

List Price: **\$950,000**

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:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,768**  
Low Sqft:  
Ttl Sqft: **1,768**

Access:  
Lot Feat:  
Park Feat:

**Underground**

DOM

**60**

Layout

Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 15`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 20`1"</b>
<b>Laundry</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 7`6"</b>
<b>Library</b>	<b>Main</b>	<b>10`4" x 13`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 14`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

Legal/Tax/Financial

Condo Fee:  
\$1,140

Title:  
Fee Simple  
Fee Freq:  
Monthly

Zoning:  
DC

Legal Desc: 1912002

Remarks

Pub Rmks:

Welcome to Gateway by TRUMAN within the Master Planned community of West District. This concrete constructed 2 Level Brownstone features 3 Beds, 2.5 Baths plus Study with 2 titled underground parking stalls. 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, painted ceilings, 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 Patio and Balcony off the Primary Suite. \*Photo gallery of similar unit, schedule your showing today.

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













