



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #215, Calgary T3H 6B5

MLS® #: **A2124649**

Area: **West Springs**

Listing Date: **04/20/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$87k, 17-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: **769**
Low Sqft:
Ttl Sqft: **769**

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled**

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 10`3"	Kitchen	Main	11`5" x 11`10"
Bedroom - Primary	Main	9`9" x 10`11"	3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	9`8" x 10`0"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$437

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1912016	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to Gateway by TRUMAN nestled within the Master Planned community of West District. This concrete constructed 2 Bed, 2 Bath home with 1 titled underground parking stall and oversized Patio! 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 oversized private Patio!		
Inclusions:	N/A		
Property Listed By:	MaxWell Canyon Creek		

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





