



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8445 BROADCAST Avenue #515, Calgary T3H 6B6**

MLS®#: **A2126133**

Area: **West Springs**

Listing Date: **05/10/24**

List Price: **\$579,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 27-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **914**  
Low Sqft:  
Ttl Sqft: **914**

**Parkade,Stall,Titled,Underground**

DOM

**49**

Layout

Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 11`8"	Kitchen	Main	13`10" x 9`4"
Dining Room	Main	11`9" x 6`2"	Den	Main	4`7" x 3`9"
Laundry	Main	3`2" x 2`11"	Balcony	Main	38`11" x 5`4"
Walk-In Closet	Main	6`11" x 4`7"	Balcony	Main	23`8" x 7`2"
Bedroom - Primary	Main	12`5" x 10`0"	Bedroom	Main	10`10" x 9`11"
4pc Bathroom	Main	8`0" x 4`11"	Bedroom	Main	10`11" x 8`9"
3pc Ensuite bath	Main	8`0" x 4`11"			

Legal/Tax/Financial

Condo Fee:  
**\$587**

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

Zoning:  
**DC**

Legal Desc: **1912002**

Remarks

Pub Rmks: **Welcome to Gateway, where luxury meets convenience in this stunning corner unit with a wraparound balcony! This bright and airy 3-bedroom, 2-bathroom home boasts an open concept layout flooded with natural light, perfect for family gatherings and remote work. You'll love the modern kitchen with its sleek design, quartz countertops, and integrated appliances. The sophisticated interior features chevron flooring, gold hardware, and custom mosaic tiles, creating an ambiance of refined elegance. Located in the vibrant West Springs neighbourhood, Gateway offers easy access to amenities like Deville Coffee, F45 gym, UNA Pizza, Metro Wine, and Hot Shop Yoga right downstairs. Enjoy nearby parks, playgrounds, and schools, making it an ideal community for families. With Downtown Calgary just 15 minutes away and the mountains within reach, you'll have the best of both worlds. Plus, amenities like an entertainment lounge, concierge service, and pet-friendly policy make Gateway the perfect place to call home. Don't miss out on this exceptional opportunity - schedule a viewing today!**

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Bravo Realty**

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













