



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #215, Calgary T3H 6B5

MLS® #: **A2144623** Area: **West Springs** Listing Date: **06/27/24** List Price: **\$479,999**
 Status: **Active** County: **Calgary** Change: **None** 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: **771**
 Low Sqft:
 Ttl Sqft: **771**

DOM
5
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Rubber** Construction: **Concrete**
 Heating: **Forced Air** Flooring: **Laminate, Tile**
 Sewer: Water Source:
 Ext Feat: **Other** 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> |
|---------------------------------|--------------|-----------------------|--------------------------|--------------|----------------------|
| Kitchen With Eating Area | Main | 13`2" x 11`6" | Living Room | Main | 13`6" x 10`6" |
| Foyer | Main | 8`4" x 3`10" | Laundry | Main | 4`0" x 3`8" |
| Other | Main | 25`6" x 17`10" | Bedroom - Primary | Main | 11`0" x 9`8" |
| Bedroom | Main | 10`0" x 9`8" | 3pc Ensuite bath | Main | 8`8" x 6`10" |
| 4pc Bathroom | Main | 7`4" x 7`4" | | | |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$437

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1912016

Remarks

Pub Rmks: **Welcome to Gateway by TRUMAN, nestled in the heart of the Master Planned community of West District. This concrete-constructed 2-bedroom, 2-bathroom home includes 1 titled underground parking stall and a spacious patio. Enjoy the pinnacle of craftsmanship and luxury with features like air conditioning, Chevron Luxury Wide plank flooring, and custom penny round mosaic tiles in all baths. LED pot lights illuminate the 9-foot+/- painted ceilings, enhancing the ambiance of the custom Chef-inspired kitchen. Finished in a luxurious Super Matte texture with brushed gold hardware, the kitchen boasts a high-end gas cooktop and wall oven, an integrated 36" Fisher & Paykel fridge, panelled dishwasher, and soft-close custom cabinetry with under-cabinet lighting. Quartz countertops and backsplash add a touch of sophistication. Additional features include a washer & dryer and window coverings for the floor-to-ceiling glass doors that lead to the expansive private patio. Located mere steps away from popular spots such as Hot Shop Yoga, Deville Coffee House, Hankki, La Diperie Ice Cream, Una, Blanco, and more! Gateway by TRUMAN offers a lifestyle of convenience and luxury in West District's thriving community.**

Inclusions: **SMART LIGHT SWITCHES, SMART LOCK, TV MOUNTS**

Property Listed By: **eXp Realty**

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









