



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8445 BROADCAST Avenue #401, Calgary T3H 4C7**

MLS® #: **A2154014**

Area: **West Springs**

Listing Date: **07/31/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **1,157**  
Low Sqft:  
Ttl Sqft: **1,157**

DOM

**49**

Layout

Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

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
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 8`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 8`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`8" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`6" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 9`9"</b>
<b>Den</b>	<b>Main</b>	<b>8`7" x 5`8"</b>
<b>Laundry</b>	<b>Main</b>	

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! Stay tuned for a new photo gallery, photos of a similar unit.**

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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





