



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #705, Calgary T3H 6B5

MLS® #: **A2156152**

Area: **West Springs**

Listing Date: **08/08/24**

List Price: **\$469,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **581**
Low Sqft:
Ttl Sqft: **581**

DOM

41
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Guest,Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Hardwood,Parquet**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	7`11" x 5`6"	4pc Bathroom	Main	7`5" x 4`11"
Bedroom	Main	8`9" x 8`3"	Bedroom - Primary	Main	9`8" x 9`2"
Kitchen	Main	12`10" x 9`7"	Living Room	Main	10`1" x 9`3"
Balcony	Main	12`10" x 9`7"			

Legal/Tax/Financial

Condo Fee: **\$341**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **1912016**

Remarks

Pub Rmks: **Welcome to "The Gateway". Located in the highly desirable West District, one of Calgary's most sought-after buildings,. This building is surrounded by top-tier amenities, including F45 Fitness, Deville Coffee, Blanco, UNA, Mercato West, & much more. With excellent walkability to essential services, direct access to Stony Trail, 20-minute commute to downtown, & a 50-minute drive to Canmore, this location is truly exceptional. This condo boasts a stunning design aesthetic with high-end finishes such as 9ft ceilings, floor-to-ceiling windows, & luxurious chevron wide plank flooring. The modern kitchen is equipped with brushed gold hardware, quartz countertops, & high-end stainless steel appliances, including a gas range, paneled fridge, & dishwasher. Additional features include LED square pot lights, soft-close drawers, a full-height backsplash, custom closets & cabinets, all contributing to the beauty & functionality of this exceptional home.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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





