

8505 BROADCAST Avenue #701, Calgary T3H6B5

MLS®#: **A2156984** Area: **West Springs** Listing Date: **08/12/24** List Price: **\$1,065,888**
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Sep** 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: **Stall,Underground**

Finished Floor Area

Abv Sqft: **1,762**
 Low Sqft:
 Ttl Sqft: **1,762**

DOM

37
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **Multi Level Unit**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil,Electric**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Concrete,Mixed**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Gas Cooktop,Oven,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	11`10" x 11`2"	Bedroom - Primary	Second	15`4" x 14`3"
4pc Ensuite bath	Second	0`0" x 0`0"	3pc Bathroom	Second	0`0" x 0`0"
Bedroom	Main	9`8" x 11`10"	4pc Bathroom	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	Living Room	Main	10`0" x 19`2"
Dining Room	Main	7`1" x 11`6"	Kitchen	Main	10`6" x 14`8"

Legal/Tax/Financial

Condo Fee:
\$983

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

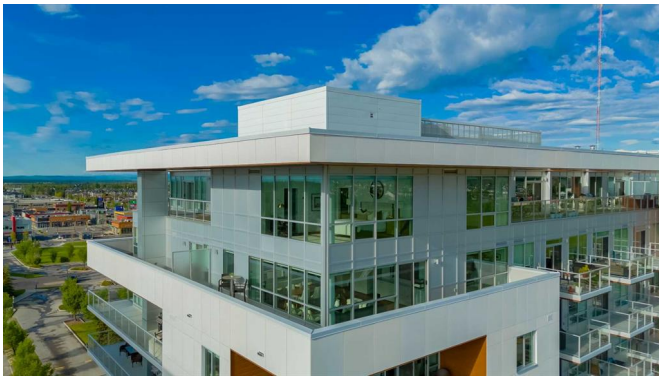
Legal Desc: **1912016**

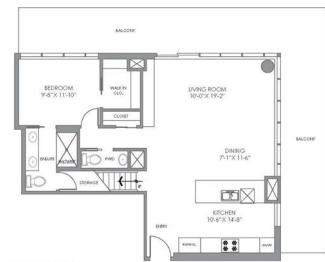
Remarks

Pub Rmks: **NEW PRICE. Welcome to the epitome of luxury living at the Gateway, where Apartment 701 awaits to redefine your urban experience. This TWO-LEVEL PENTHOUSE spans OVER 1700 SQUARE FEET of indulgent space, offering sweeping views of both the Alberta rural hills and majestic Rocky Mountains. As you step inside, high ceilings and rich chevron pattern flooring greet you, accompanied by an abundance of natural light streaming through large windows that adorn every corner. The bright OPEN FLOORPLAN seamlessly connects the living, dining, and kitchen areas, where quartz counters and stainless-steel appliances gleam under the spotlight. A large slab of quartz serves as a luxurious backsplash, while the refrigerator and dishwasher being seamlessly integrated into the cabinetry give the space an elevated touch. The spacious wrap-around balcony beckons for alfresco entertaining with plenty of space for dining with friends and family. Remote control blinds add convenience to controlling the ambiance of the space. This CORNER UNIT boasts three bedrooms, including a spacious primary ensuite featuring a stunning double vanity, frameless glass shower, and a massive walk-in closet. With four and a half baths in total, comfort and convenience are never compromised. Additional perks include TWO TITLED PARKING SPOTS and access to superb amenities such as fitness facilities, beauty services, and a selection of coffee shops and restaurants right at your doorstep. Located just moments away from Calgary's top private schools and with easy access to the downtown core and Highway 1 leading to Banff, Apartment 701 offers a lifestyle of unparalleled luxury and convenience.**

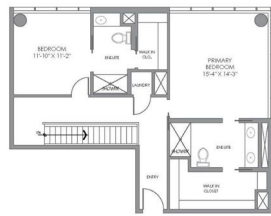
Inclusions: **Electric blinds and remotes.**
Property Listed By: **Coldwell Banker Mountain Central**

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





MAIN FLOOR
 RVMS AREA: 880.11 FT² (81.76 M²)
 BALCONY AREA: 487.63 FT² (45.3 M²)



UPPER FLOOR
 RVMS AREA: 882.0 FT² (81.9 M²)







