



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #210, Calgary T3H 6B5

MLS® #: **A2157282** Area: **West Springs** Listing Date: **08/19/24** List Price: **\$599,900**
 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:

Access:
 Lot Feat:
 Park Feat:

Garage Door Opener,Guest,On Street,Titled,Underground

Finished Floor Area

Abv Sqft: **1,031**
 Low Sqft:
 Ttl Sqft: **1,031**

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Quartz Counters,Recessed Lighting,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 11`8"	Living Room	Main	16`11" x 12`2"
Bedroom - Primary	Main	13`4" x 10`0"	Bedroom	Main	10`11" x 9`11"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Den	Main	16`4" x 9`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$587

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1912016

Remarks

Pub Rmks: **Discover a seamless blend of sophistication and modern living in this stylish 2 bedroom, 2 bathroom condo situated in the luxurious Gateway condominiums. Nestled in the thriving community of West Springs, this gorgeous 1000 +/- sq ft unit features an open concept layout, dark-toned chevron floors, a spacious balcony and en-suite laundry. With stunning natural light from large windows, neutral tones and tasteful finishes throughout, this is a place you will love coming home to! Relax and unwind in the sun-lit living room or enjoy entertaining friends in the contemporary kitchen featuring an oversized island. The primary bedroom boasts a walk-through closet to private en-suite bathroom with double vanities, while the second bedroom also features an en-suite bathroom. Sliding doors from the living room lead out to your private balcony with south exposure and a gas hook up inviting you to savour summer barbecues! The unit comes with one titled parking space for your convenience. A fabulous option for new home buyers, professionals, investors or those looking to downsize in style. The building offers bike storage, a residents sundeck and a 2nd Floor owners lounge. The prime location puts you close to great schools, shopping, parks, restaurants and offers easy access to Stoney Trail. There is nothing for you to do but move right in and enjoy! Book your showing today!**

Inclusions: **Light Fixtures**
Property Listed By: **Grassroots Realty Group**

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