



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8445 BROADCAST Avenue #112, Calgary T3H 4C7**

MLS®#: **A2165192**      Area: **West Springs**      Listing Date: **09/16/24**      List Price: **\$719,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **1,362**

Low Sqft:

Ttl Sqft: **1,362**

DOM

**3**

Layout

Beds: **2 (2 )**

Baths: **2.5 (2 1)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Rubber**  
 Heating: **Fan Coil,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Concrete**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 15`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 11`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`1" x 7`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`1" x 10`11"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	
<b>Laundry</b>	<b>Second</b>		<b>Bonus Room</b>	<b>Second</b>	<b>14`2" x 7`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$830**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1912002**

Remarks

Pub Rmks: **Welcome to Gateway by TRUMAN, set in the vibrant and master-planned community of West District. This concrete-constructed, 2-level brownstone offers an unparalleled blend of modern elegance and convenience, featuring 2 bedrooms, 2.5 bathrooms, a versatile study, and the added bonus of 2 titled underground parking stalls. Step inside and experience the finest craftsmanship with luxurious details at every turn. Enjoy year-round comfort with air conditioning, while Chevron wide-plank luxury flooring graces the home, lending an air of sophistication throughout. Custom penny round mosaic tiles elevate each bathroom, creating spa-like retreats. The ambiance is further enhanced by the painted ceilings, adding a refined touch to every space. The chef-inspired kitchen is truly the heart of the home, designed to impress. With a super matte finish and striking brushed gold hardware, the kitchen boasts a seamless blend of style and function. High-end appliances include a gas cooktop and wall oven, a spacious 36" Fisher & Paykel integrated fridge, and a paneled dishwasher. Soft-close custom cabinetry, under-cabinet lighting, eating bar, and quartz countertops with a matching backsplash complete this elegant and efficient culinary space. The thoughtfully designed floor plan ensures both comfort and practicality, with floor-to-ceiling windows that fill the home with natural light. These large windows are outfitted with window coverings and open to a private patio, while the primary suite features its own balcony—perfect for enjoying serene morning coffees or evening sunsets. Convenience is paramount with a washer and dryer included. Set in an exclusive community, Gateway offers the perfect blend of luxury, location, and lifestyle. Stay tuned for the upcoming photo gallery that will capture the beauty of this residence.**

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**







