



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

65

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

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

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







