



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #417, Calgary T3H 4C7

MLS® #: **A2166422**

Area: **West Springs**

Listing Date: **10/01/24**

List Price: **\$629,999**

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:

Finished Floor Area

Abv Sqft: **1,117**
Low Sqft:
Ttl Sqft: **1,117**

DOM

63

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 12`5"	Dining Room	Main	9`7" x 12`6"
Kitchen	Main	11`10" x 15`10"	Office	Main	8`7" x 9`6"
Bedroom - Primary	Main	10`11" x 13`10"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`1" x 9`2"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main				

Legal/Tax/Financial

Condo Fee:
\$712

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912016**

Remarks

Pub Rmks: **Discover refined living in Gateway, nestled within the prestigious Master-Planned West District community. This concrete-constructed residence features 2 spacious bedrooms, 2 bathrooms, a dedicated home office, and a titled underground parking stall. From the moment you enter, you'll appreciate the meticulous attention to detail. The home showcases the timeless elegance of Chevron luxury wide plank flooring throughout. Both bathrooms are adorned with stunning custom penny round mosaic tiles, adding a touch of sophistication. With soaring 9-foot painted ceilings and ample windows in this corner unit, the space feels bright and welcoming. The chef-inspired kitchen is truly the heart of the home, featuring a striking Matte finish complemented by brushed gold hardware. High-end appliances—including a 36" integrated Fisher & Paykel fridge, panelled dishwasher, gas cooktop, and wall oven—enhance your culinary experience. Soft-close custom cabinetry, under-cabinet lighting, and Quartz countertops and backsplash complete the upscale aesthetic. One of the standout features of this home is the expansive corner wrap-around balcony, offering breathtaking panoramic views and serving as the perfect outdoor retreat. Large floor-to-ceiling windows flood the interior with natural light, creating a seamless connection between indoor and outdoor living spaces. Additional conveniences include an in-suite washer and dryer, along with stylish window coverings throughout, ensuring both privacy and elegance. *Stay tuned for the Photo Gallery***

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

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





