



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8445 BROADCAST Avenue #114, Calgary T3H 4C7**

MLS® #: **A2170751**

Area: **West Springs**

Listing Date: **10/04/24**

List Price: **\$899,900**

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: **1,769**  
Low Sqft:  
Ttl Sqft: **1,769**

DOM

**60**

Layout

Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
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
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 15`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 20`1"</b>
<b>Laundry</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 7`6"</b>
<b>Library</b>	<b>Main</b>	<b>10`4" x 13`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 14`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

Legal/Tax/Financial

Condo Fee:  
**\$1,140**

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

Zoning:  
**DC**

Legal Desc: **1912002**

Remarks

Pub Rmks: **Welcome to Gateway by TRUMAN, located within the Master Planned community of West District. This Concrete-Constructed 2-level Brownstone boasts 3 Bedrooms, 2.5 Bathrooms, plus a Study, and includes 2 Titled underground Parking Stalls. Experience the highest in fit and finish, including Air Conditioning, Chevron luxury wide Plank Flooring throughout, and custom penny round mosaic Tiles in all Baths. The home is illuminated by LED pot lights and features elegantly Painted Ceilings. The custom Chef-inspired Kitchen is a showstopper, finished in a luxurious Super Matte finish and accented by brushed gold hardware. It is equipped with a high-end Gas Cooktop and Wall Oven, an integrated 36" Fisher & Paykel Fridge, a paneled Dishwasher, soft-close custom Cabinetry, and Under-Cabinet Lighting, all highlighted by Quartz Countertops and Backsplash. Additional features include a Washer and Dryer, and Window Coverings for your Floor-to-Ceiling Glass, leading out to the Patio and the Balcony off the Primary Suite. Stay tuned for a new photo gallery . Experience unparalleled luxury living at Gateway.**

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**







