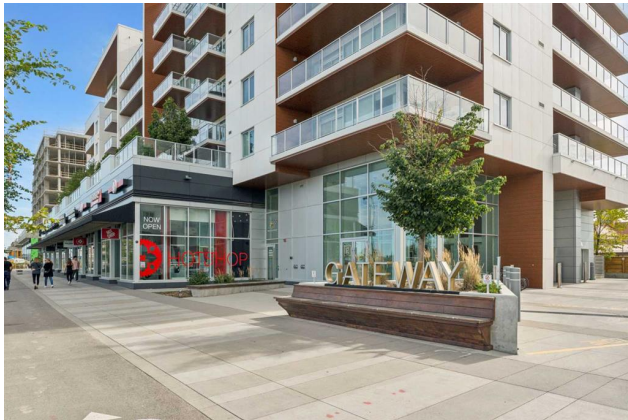


8445 BROADCAST Avenue #407, Calgary T3H6B6

MLS®#: **A2171017** Area: **West Springs** Listing Date: **10/05/24** List Price: **\$468,000**
 Status: **Active** County: **Calgary** Change: **-\$22k, 30-Oct** 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: **Parkade**

Finished Floor Area

Abv Sqft: **768**
 Low Sqft:
 Ttl Sqft: **768**

DOM

59
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** Sewer: Ext Feat: **Balcony**
 Construction: **Cement Fiber Board, Concrete, Metal Siding**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`9" x 11`3"	Living Room	Main	13`2" x 11`3"
Bedroom - Primary	Main	10`8" x 10`2"	Bedroom	Main	9`9" x 9`7"
4pc Bathroom	Main	7`8" x 7`3"	3pc Ensuite bath	Main	8`5" x 7`1"
Laundry	Main	4`0" x 3`3"	Balcony	Main	15`8" x 7`4"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$529

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 1912002;167

Remarks

Pub Rmks: **Get ready to experience unparalleled living at The Gateway in West District. This sophisticated 2 Bedroom + 2 bathroom residence offers a delightful open concept floor-plan highlighted by 9' ceilings & floor to ceiling windows. Dressed in stylish herringbone wide plank flooring, modern flat-panel cabinetry with built-in appliances, beautiful quartz counter tops, and spa like washrooms. Immerse yourself in a vibrant community that is full of vision with trendy boutiques, hip restaurants like Anjeo, or even a quick sweat session down at F45. Whether you're downsizing or searching for your first home, this property promises to elevate your living experience. Don't miss the opportunity to view this exceptional property—schedule your visit today!**

Inclusions: **Window Coverings**
Property Listed By: **eXp Realty**

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

