



THE
A-TEAM

**RE/MAX
FIRST**

8445 BROADCAST Avenue #707, Calgary T3H 6B6

MLS® #: **A2174708**

Area: **West Springs**

Listing Date: **10/29/24**

List Price: **\$469,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **758**
Low Sqft:
Ttl Sqft: **758**

DOM

23

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade,Underground**

Utilities and Features

Roof: **Rubber**

Heating: **Fan Coil,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Metal Frame

Flooring:

Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 9`11"	Kitchen	Main	12`0" x 11`4"
Bedroom - Primary	Main	10`6" x 9`11"	Walk-In Closet	Main	6`6" x 4`4"
3pc Ensuite bath	Main	8`5" x 7`5"	Bedroom	Main	9`9" x 9`9"
Foyer	Main	6`0" x 3`10"	Laundry	Main	3`11" x 3`3"
4pc Bathroom	Main	7`4" x 7`3"	Balcony	Main	20`8" x 7`2"

Legal/Tax/Financial

Condo Fee:

\$463

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

DC

Legal Desc:

1912002

Remarks

Pub Rmks:

Welcome to this trendy concrete building, located in the heart of the sought after West District, situated within walking distance of shops, restaurants and entertainment. Discover modern living within our breathtaking, 2019 constructed apartment—an intricately designed oasis harmoniously situated between the allure of mountain adventures and the vibrancy of city life. This 2 bed 2 bath unit embodies the essence of refined living against the mesmerizing backdrop of the prairies. Just a short 15-minute drive from downtown and a mere 3 minutes from the new ring road, this apartment seamlessly integrates your professional and recreational pursuits. Featuring a good-sized primary bedroom with an ensuite 3pc bathroom, a second bedroom, the main 4pc bathroom, a heated underground parking stall for your convenience and in-unit washer and dryer. This condo boasts a modern kitchen equipped with a paneled fridge and dishwasher, gas stovetop, hidden range hood and microwave, quartz countertops, under-cabinet lighting, and soft-close cabinetry. Enjoy the spaciousness provided by 9-foot ceilings, unwind on your private balcony, and luxuriate in the chic ambiance of chevron-patterned Luxury Vinyl Plank (LVP) flooring. Experience the convenience and comfort of the Gateway Building, which offers concierge service (open Monday to Friday 9am-5pm), underground visitor parking, an inviting owner's lounge, a sun-drenched sundeck, and a secure bike storage room. This building has tastefully selected its commercial tenants on the ground floor such as UNA pizza, Deville coffee, F45 (gym), Metro wine, Hankki, YYC Cycle, Hot Shop Yoga, Beauty Garden and so much more. Gateway is pet friendly, and one of the most prestigious places to live in the city.

Inclusions:

n/a

Property Listed By:

Century 21 Bamber Realty LTD.

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











