

**8445 BROADCAST Avenue #701, Calgary T3H 6B6**

MLS® #: **A2179959** Area: **West Springs** Listing Date: **11/18/24** List Price: **\$1,348,000**  
 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:

DOM

**2**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Penthouse**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat:  
 Park Feat: **Parkade,Side By Side,Stall,Underground**

Utilities and Features

Roof: **See Remarks** Construction: **Concrete,Metal Siding**  
 Heating: **Fan Coil** Flooring: **Vinyl Plank**  
 Sewer: Ext Feat: **BBQ gas line,Lighting** Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 15`5"	Kitchen	Main	14`8" x 11`0"
Dining Room	Main	13`0" x 9`6"	Bedroom	Main	11`7" x 9`8"
Bedroom - Primary	Second	15`3" x 14`3"	Bedroom	Second	11`10" x 11`4"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,229

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1912002

Remarks

Pub Rmks: **Introducing a spectacular two-storey Penthouse in Gateway East. Featuring three bedrooms with three ensuite baths, a wrap-around balcony and incredible mountain views to the North, West and South West. The living room and dining areas are open to the entertaining kitchen and dining spaces. The upgrades in this beautifully appointed "Ralph Lauren" styled residence include custom closets and pantries, wool damask draperies, motorized blinds, Wolf and Subzero professional appliances and a 4" quartz kitchen countertop. This residence features two entrances, one on each floor both with elevator access to both levels. An upper-level mud room closet and shoe shelving were custom built separate from the main floor with access from the 8th floor. The main living area also features a built-in wine serving area, and a large built-in storage cabinet. The upper level features two additional bedrooms while the main floor third bedroom is currently being used as a home office/den space. The luxurious primary ensuite boasts dual vanities, a frameless glass shower and a custom walk-in closet with gold fixtures matching the bathroom cabinetry. Every space has been thoughtfully designed to encompass warm modern living with elegant finishings and decor. This unit includes two title parking stalls, two large storage units, air conditioning, upgraded lighting, glass railings and beautiful outdoor living space. The building boasts a party/entertainment room on the second floor and a large South sundeck on the 8th floor. Situated in the center of existing and future amenities with a grocery store being built across the street, local coffee shops, fabulous restaurants, multiple gyms, yoga studios, massage centers, beauty salons and much more to come in "West District". Don't miss your chance to own this luxurious condo in the heart of this fabulous community!**

Inclusions: **Power Blinds, Air Fryer Microwave, Furniture Negotiable**  
Property Listed By: **Coldwell Banker Mountain Central**

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









