



THE
A-TEAM

**RE/MAX
FIRST**

8445 BROADCAST Avenue #114, Calgary T3H 4C7

MLS® #: **A2181914**

Area: **West Springs**

Listing Date: **12/06/24**

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: **905**
Low Sqft:
Ttl Sqft: **905**

DOM

15

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
Living Room	Main	14`6" x 15`2"
Kitchen	Main	12`7" x 9`11"
3pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	
Bedroom	Second	10`8" x 20`1"
Laundry	Second	

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

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







