



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #110, Calgary T3H 4C7

MLS®#: **A2181959** Area: **West Springs** Listing Date: **12/01/24** List Price: **\$869,900**
 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:

Finished Floor Area
 Abv Sqft: **1,869**
 Low Sqft:
 Ttl Sqft: **1,869**

Additional Parking, Parkade, Secured, Underground

DOM

52
Layout
 Beds: **4 (4)**
 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, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 13`8"	Kitchen	Main	15`1" x 10`8"
Dining Room	Main	8`11" x 13`6"	Bedroom	Main	9`5" x 10`2"
3pc Bathroom	Main		Other	Main	7`9" x 21`6"
Bonus Room	Second	15`4" x 8`8"	Bedroom - Primary	Second	12`9" x 13`9"
4pc Ensuite bath	Second		Balcony	Second	7`7" x 10`1"
Bedroom	Second	12`6" x 9`10"	Bedroom	Second	9`10" x 10`3"
4pc Bathroom	Second		Laundry	Second	

Condo Fee:
\$1,177

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912016**

Remarks

Pub Rmks: **Welcome to Gateway by TRUMAN, located in the vibrant, master-planned community of West District. This stunning concrete-constructed, two-level brownstone offers an exceptional combination of modern elegance and everyday convenience. Featuring 3 bedrooms, 3 bathrooms, plus main floor den, upper floor bonus room and the added bonus of 2 titled underground parking stalls, this home is the epitome of sophisticated urban living. Step inside to experience unparalleled craftsmanship and luxurious details at every turn. Year-round comfort is ensured with air conditioning, while Chevron wide-plank luxury flooring adds a touch of refinement throughout. Each bathroom is a spa-like retreat, enhanced by custom penny round mosaic tiles. The painted ceilings further elevate the ambiance, giving every space a polished and refined feel. The chef-inspired kitchen is the heart of this home. With its super matte finishes and striking brushed gold hardware, the kitchen is both stylish and functional. High-end appliances, including a gas cooktop, wall oven, and a spacious 36" Fisher & Paykel integrated fridge, make meal prep a pleasure. The paneled dishwasher, soft-close custom cabinetry, under-cabinet lighting, and quartz countertops with a matching backsplash complete this elegant culinary space, perfect for both cooking and entertaining. Designed with both comfort and practicality in mind, the open-concept floor plan features floor-to-ceiling windows that flood the home with natural light. These expansive windows open to a private patio, creating seamless indoor-outdoor living. The primary suite offers its own private balcony—ideal for enjoying a quiet morning coffee or a peaceful evening sunset. Two additional bedrooms, full bathroom, and versatile workspace complete the upper level. Additional conveniences include an in-suite washer and dryer, making laundry a breeze. Set in an exclusive community, Gateway offers the perfect blend of luxury, location, and lifestyle. Stay tuned for an upcoming photo gallery that will showcase the beauty and elegance of this exceptional residence. Gallery of similar unit, stay tuned for new photo gallery.**

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



