



THE A-TEAM

RE/MAX FIRST

8505 BROADCAST Avenue #114, Calgary T3H 4C7

MLS®#: A2182509 Area: West Springs Listing Date: 12/06/24 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:

Underground

Finished Floor Area

Abv Sqft: 1,868
Low Sqft:
Ttl Sqft: 1,868

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,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: High Ceilings,See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bathroom, Bedroom, Laundry and their specifications.

Legal/Tax/Financial

Condo Fee:
\$1,177

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912016**

Remarks

Pub Rmks: **Located in the master-planned community of West District, Gateway offers an exceptional standard of living. This meticulously designed 2-level Brownstone is a perfect blend of modern elegance and sophisticated craftsmanship, featuring 3 Bedrooms, 3 Bathrooms, and a versatile main floor Den/Bedroom. It also includes 2 titled underground parking stalls, offering both convenience and security. From top to bottom, this home is crafted with the highest quality finishes and attention to detail. Inside, you'll find luxurious touches like air conditioning, Chevron luxury wide-plank flooring, and custom penny round mosaic tiles in every bathroom. LED pot lights illuminate the space, highlighting the elegantly painted ceilings throughout. The chef-inspired kitchen is a true centre piece, boasting a super matte finish cabinet with brushed gold hardware, high-end appliances, and exquisite design. It includes a gas cooktop, wall oven, an integrated 36" Fisher & Paykel fridge, panelled dishwasher, and soft-close custom cabinetry. The under-cabinet lighting and stunning quartz countertops and backsplash add to the visual appeal, making this kitchen a space both functional and beautiful. Other thoughtful features include a washer and dryer, custom window coverings for the floor-to-ceiling windows, and direct access to the private patio. The Primary Suite offers its own private balcony, providing the perfect retreat. Experience unparalleled luxury and comfort at Gateway. Stay tuned for an upcoming photo gallery that will showcase the full beauty of this one-of-a-kind residence. This is more than just a home - it's a lifestyle!**

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







