



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

46

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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 13`8"	Dining Room	Main	13`6" x 8`11"
Kitchen With Eating Area	Main	15`1" x 10`8"	Library	Main	10`2" x 9`5"
3pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Second	13`9" x 12`9"
4pc Ensuite bath	Second		Bedroom	Second	10`3" x 9`10"
Bedroom	Second	12`6" x 9`10"	4pc Bathroom	Second	
Laundry	Second		Balcony	Second	10`1" x 7`7"

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







