



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8505 BROADCAST Avenue #503, Calgary T3H 4T7**

MLS®#: **A2186713**

Area: **West Springs**

Listing Date: **01/17/25**

List Price: **\$524,900**

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:

Finished Floor Area

Abv Sqft: **860**  
Low Sqft:  
Ttl Sqft: **860**

DOM

**15**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled,Underground**

Utilities and Features

Roof: **Rubber**

Heating: **Fan Coil,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Metal Siding**

Flooring:

**Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Built-in Features,Closet Organizers,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	30`1" x 12`10"
Living Room	Main	41`7" x 54`5"
4pc Bathroom	Main	16`5" x 23`9"
Bedroom - Primary	Main	32`10" x 35`0"
3pc Ensuite bath	Main	16`2" x 23`9"
Laundry	Main	9`7" x 10`8"

Room	Level	Dimensions
Kitchen With Eating Area	Main	41`3" x 37`2"
Office	Main	17`9" x 27`8"
Balcony	Main	23`6" x 35`10"
Walk-In Closet	Main	18`10" x 24`1"
Bedroom	Main	30`1" x 32`3"

Legal/Tax/Financial

Condo Fee:  
**\$558**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1912016**

Remarks

Pub Rmks: **WELCOME TO THE GATEWAY BY TRUMAN. THIS LUXURY CONCRETE HIGHRISE OFFERS LUXURY LIVING FOR THE MOST DISCERNING TASTES. This two-bedroom, two-bath office condo with office space/storage will not disappoint you. It's part of the master-planned community of West Springs. When you open the door, you will notice the attention to detail and the feeling of luxury. The Chevron wide plank luxury flooring, as well as the high ceilings and the beautiful chef's kitchen, featuring a luxurious Super Matte finish accented by brushed gold hardware, will catch your eye. High-end appliances, including a panelled 36" integrated Fisher & Paykel fridge, panelled dishwasher, gas cooktop, and wall oven. It's completed with soft-close custom cabinetry, under-cabinet lighting, and Quartz countertops and backsplash for an upscale finish. There's abundant light from the extra large windows and sliding door, with views of our famous big skies. The balcony is large enough for a couch and table and chairs for entertaining and enjoying the view. The Primary bdrm with fit your big furniture and is appointed with a large walk-through closet to a luxurious en-suite with a large separate shower, quartz counters and exquisite flooring. The second bdrm is also a generous size, and there's the other 4-piece bath with a soaker tub, beautiful custom flooring, quartz counters, and a laundry room. Building amenities include an Owner's Lounge conveniently located on the same level, a heated underground parkade with electric vehicle charging stations, and an energy-efficient design with advanced mechanical and distribution systems. Additional features includes a rooftop patio, social room, bike storage, main floor concierge, ground-level restaurants, shops, and health/wellness studios. Educational excellence is ensured with the property located steps away from the Calgary French & International School and minutes from top-tier schools including Webber Academy, Rundle College, and Ernest Manning High School. Proximity to Stoney Trail offers easy weekend getaways and seamless travel.**

Inclusions: **microwave**  
Property Listed By: **One Percent Realty**

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



















