



THE
A-TEAM

**RE/MAX
FIRST**

8505 BROADCAST Avenue #708, Calgary T3H 6B5

MLS® #: **A2191323**

Area: **West Springs**

Listing Date: **01/31/25**

List Price: **\$629,000**

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:

Finished Floor Area

Abv Sqft: **1,015**
Low Sqft:
Ttl Sqft: **1,015**

DOM

37
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Additional Parking,Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Mixed**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Range,Electric Stove,Garage Control(s),Microwave,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Elevator,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Recreation Facilities,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	51`1" x 46`2"	Dining Room	Main	35`10" x 41`0"
Living Room	Main	43`6" x 39`4"	Bedroom - Primary	Main	42`5" x 32`10"
4pc Ensuite bath	Main	33`11" x 27`11"	Walk-In Closet	Main	23`6" x 25`8"
Bedroom	Main	42`5" x 32`7"	4pc Bathroom	Main	27`1" x 32`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$673

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 1912016

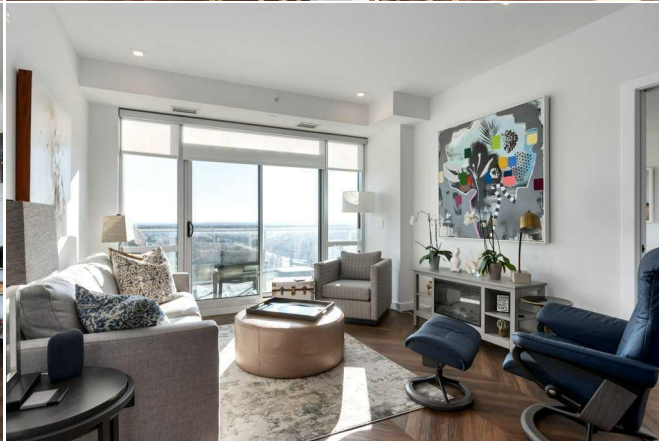
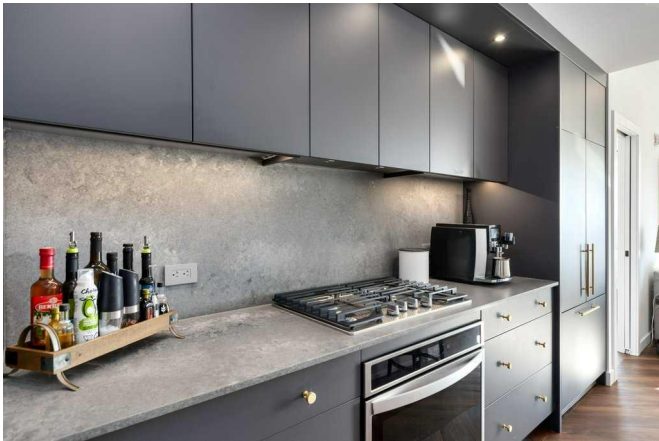
Remarks

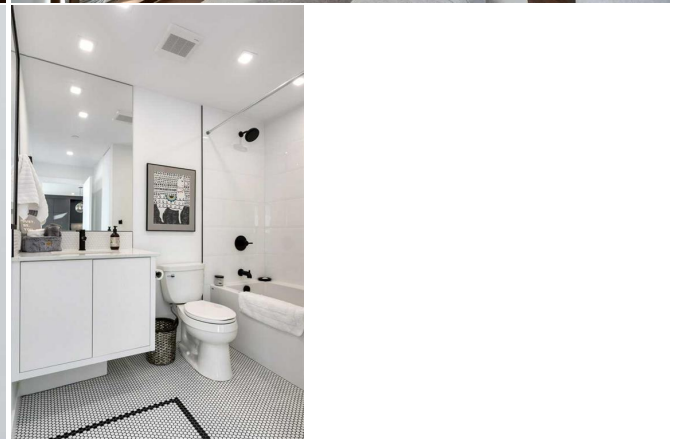
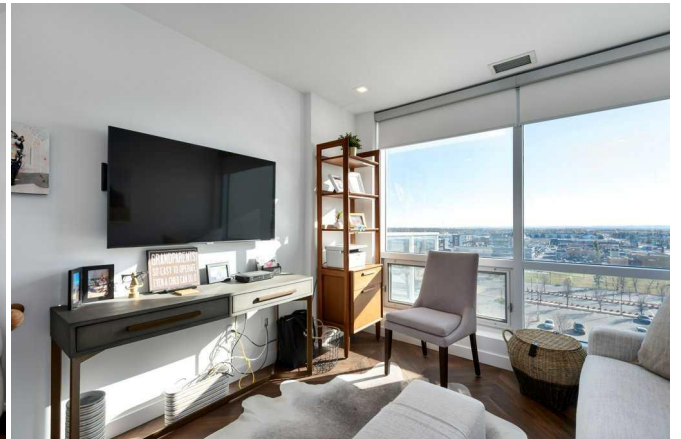
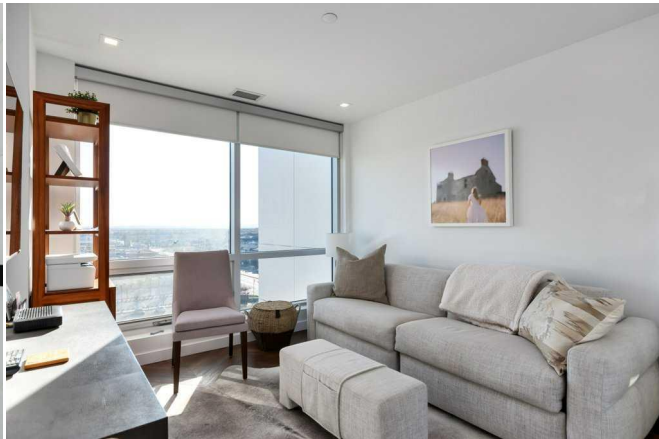
Pub Rmks: **Welcome to Gateway West II - urban living at its finest in West Calgary. This stunning sub-penthouse offers the building's prime location with breathtaking mountain views, a uniquely private patio, and no neighbors above you. Spanning over 1,000 sq ft of open-concept space, this home includes 2 spacious bedrooms, 2 full bathrooms - including a spa-like ensuite, a chef-inspired kitchen, a separate dining or flex room, and two titled parking spots. With designer finishes and high-end appliances, this property is perfect for a young professional, a growing family, or an intelligent investment. As an added bonus, this home has been completely outfitted with California Closet systems in both the walk in and secondary closets to maximize the form and function of the in-unit storage. Additional secure storage in a separate area is another plus provided with this unit. Nestled in the sought-after West Springs neighborhood, it provides easy access to downtown, the Rockies, and the newly connected Stoney Trail, offering the perfect balance of convenience and tranquility. This Broadcast development is quickly becoming a sought-after destination, and as it grows, so will its amenities. Boasting plenty of shops, services, cafes, green spaces, and recreational options, this area is set to become a premier community for urban living in Calgary's less congested suburbs. Shop, dine, sip, or sweat within steps of your front door. Viewings to begin immediately, and we welcome you to book yours today.**

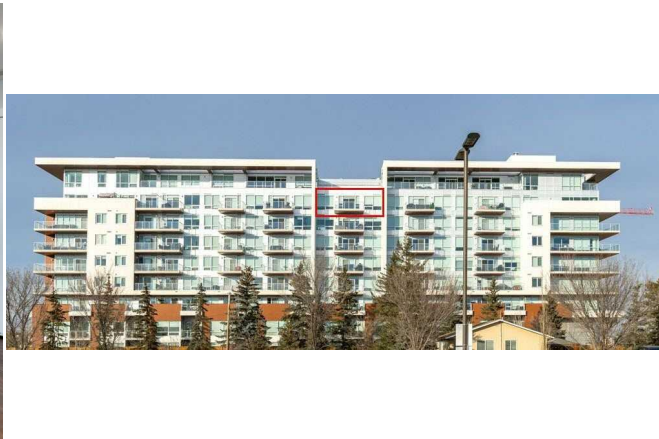
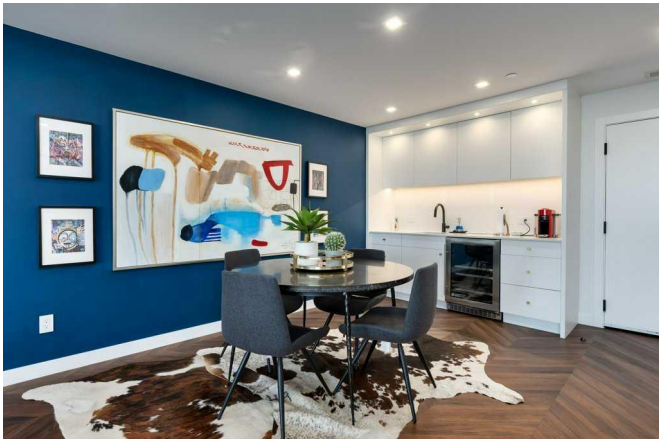
Inclusions: **California Closet organizers in both bedroom closets**
Property Listed By: **The Real Estate District**

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









708-8505 Broadcast Ave SW, Calgary, AB

Main Floor Interior Area 1514.49 sq ft



PREPARED: 2024-10-24

While legends are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.