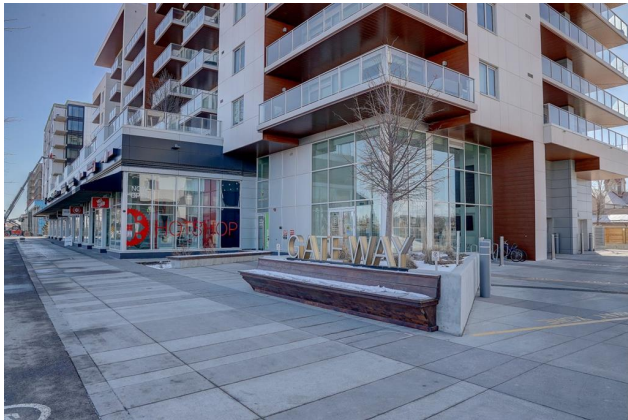


8445 BROADCAST Avenue #407, Calgary T3H6B6

MLS® #: **A2201371** Area: **West Springs** Listing Date: **03/12/25** List Price: **\$439,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **768**
 Low Sqft:
 Ttl Sqft: **768**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Rubber**
 Heating: **Central**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Microwave,Range Hood,Washer**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`9" x 11`3"	Living Room	Main	13`2" x 11`3"
Bedroom - Primary	Main	10`8" x 10`2"	Bedroom	Main	9`9" x 9`7"
4pc Bathroom	Main	7`8" x 7`3"	3pc Ensuite bath	Main	8`5" x 7`1"

Legal/Tax/Financial

Condo Fee: **\$529** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1912002

Remarks

Pub Rmks: Experience Elevated Living at The Gateway in West District Step into a lifestyle of sophistication and convenience with this stunning 2-bedroom, 2-bathroom residence at The Gateway in West District. Boasting 9-foot ceilings and floor-to-ceiling windows, this open-concept home is bathed in natural light, creating a bright and airy ambiance. Built with concrete construction, this residence ensures superior soundproofing and long-term durability—an investment that stands the test of time. The interior is a masterpiece of modern design, featuring elegant herringbone wide-plank flooring, sleek flat-panel cabinetry with built-in appliances, exquisite quartz countertops, and spa-inspired bathrooms designed for ultimate relaxation. Included with this unit is a titled parking stall, along with ample visitor parking for your guests. Situated in the heart of West District, this location is truly unbeatable, with everything you need within a five-minute walk. For grocery shopping, residents have convenient access to Sobeys, No Frills, and CO-OP Groceries. Dining options are plentiful, ranging from casual eateries to upscale restaurants, including Blanco Taqueria, UNA Pizza, Hankki, and La Diperie for a quick treat. Those looking for a refined dining experience can enjoy Mercato, offering elevated Italian cuisine, or Vin Room, a stylish wine bar and restaurant perfect for an upscale night out. For fitness and wellness enthusiasts, HotShop Hot Yoga and F45 are just steps away, making it easy to stay active. With West District still in its early stages of development, future residents will enjoy a growing selection of new retail shops, restaurants, beauty salons, and countless new amenities that will further enhance everyday living. Whether you're downsizing or purchasing your first home, this exceptional property offers the perfect blend of style, comfort, and convenience. Don't miss out on this opportunity in a very special spot in one of Calgary's newest and most trending community.

Inclusions: NONE
Property Listed By: eXp Realty

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







