# \$869,900 - 110, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2202718

### \$869,900

4 Bedroom, 3.00 Bathroom, 1,868 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway, located in the vibrant, master-planned community of West District. This stunning concrete-constructed, two-level brownstone offers an exceptional combination of modern elegance and everyday convenience. Featuring 3 bedrooms, 3 bathrooms, plus main floor den, upper floor bonus room and the added bonus of 2 titled underground parking stalls, this home is the epitome of sophisticated urban living. Step inside to experience unparalleled craftsmanship and luxurious details at every turn. Year-round comfort is ensured with air conditioning, while Chevron wide-plank luxury flooring adds a touch of refinement throughout. Each bathroom is a spa-like retreat, enhanced by custom penny round mosaic tiles. The painted ceilings further elevate the ambiance, giving every space a polished and refined feel. The chef-inspired kitchen is the heart of this home. With its super matte finishes and striking brushed gold hardware, the kitchen is both stylish and functional. High-end appliances, including a gas cooktop, wall oven, and a spacious 36" Fisher & Paykel integrated fridge, make meal prep a pleasure. The paneled dishwasher, soft-close custom cabinetry, under-cabinet lighting, and quartz countertops with a matching backsplash complete this elegant culinary space, perfect for both cooking and entertaining. Designed with both comfort and practicality in mind, the open-concept floor plan features floor-to-ceiling windows that flood the home





with natural light. These expansive windows open to a private patio, creating seamless indoor-outdoor living. The primary suite offers its own private balconyâ€"ideal for enjoying a quiet morning coffee or a peaceful evening sunset. Two additional bedrooms, full bathroom, and versatile workspace complete the upper level. Additional conveniences include an in-suite washer and dryer, making laundry a breeze. Set in an exclusive community, Gateway offers the perfect blend of luxury, location, and lifestyle. Stay tuned for an upcoming photo gallery that will showcase the beauty and elegance of this exceptional residence. Gallery of similar unit, stay tuned for new photo gallery.

#### Built in 2020

#### **Essential Information**

MLS® # A2202718 Price \$869,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,868
Acres 0.00
Year Built 2020

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

#### **Community Information**

Address 110, 8505 Broadcast Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 4C7

### **Amenities**

Amenities Elevator(s), Secured Parking

Parking Spaces 2

Parking Additional Parking, Parkade,

### Interior

Interior Features High Ceilings, See Remarks

Appliances Dishwasher, Gas Cooktop,

Washer/Dryer, Window Cove

Heating Natural Gas, Fan Coil

Cooling Central Air

# of Stories 8

#### **Exterior**

Exterior Features Other

Roof Rubber

Construction Concrete

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 1st, 2025

Days on Market 7

Zoning DC

## **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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