# \$549,900 - 705, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2204380

## \$549,900

1 Bedroom, 2.00 Bathroom, 1,026 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Exceptional Gateway West 7th floor unit offering a bright open floor layout with stunning views and timeless architecture! Boasting over 1025 sq ft of delightful living space with show suite designer finishes, herringbone hardwood floors and a modern European style kitchen with sprawling island, quartz countertops, glass panel wall and french doors to the den, open dining and living room area, 2 full bathrooms, spacious bedroom and large walk-through closet leading to the high-end ensuite with fabulous tiled floors, oversized shower and dual personal sinks. Bathed in abundant natural light, every detail has been meticulously crafted to create a harmonious blend of soothing elements and contemporary allure. The kitchen is a culinary haven, complete with a gas cooktop, built-in oven, cabinet integrated refrigerator, built-in pantry, large island and soft-close high-end cabinets. High ceilings, full wall of windows and large balcony offer incredible 7th floor views. Included with the property is a wonderful cabinet bed in the living room for your overnight guests. This property also comes with one titled underground parking stall. The Gateway West buildings offer a variety of street level shopping and restaurant amenities, a soon to open Sobey's grocery store across the street and you are a short walk to many of West Springs other shopping amenities. Seller will entertain selling any or all furniture as well.







### **Essential Information**

MLS® # A2204380 Price \$549,900

Bedrooms 1

Bathrooms 2.00

Full Baths 2

Square Footage 1,026 Acres 0.00 Year Built 2019

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 705, 8445 Broadcast Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6B6

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking, Recreation Room, Secured

Parking, Storage, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Secured, See Remarks, Stall, Titled, Underground

# of Garages 1

#### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open

Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer,

Window Coverings

Heating Fan Coil, Natural Gas

Cooling Central Air

# of Stories 8

## **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Views Roof Rubber

Construction Concrete

## **Additional Information**

Date Listed March 21st, 2025

Days on Market 15 Zoning DC

## **Listing Details**

Listing Office MaxWell Canyon Creek

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