

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

MLS® #A2204380

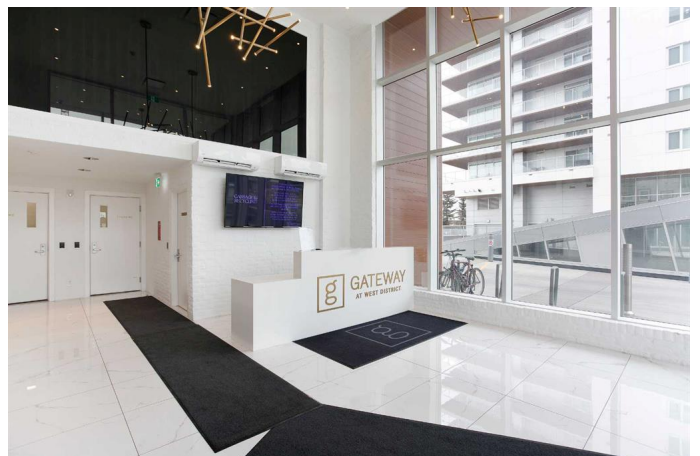
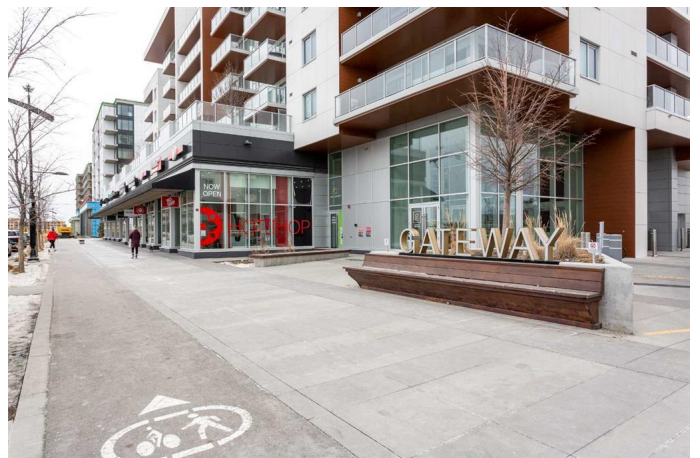
**\$549,900**

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.



Built in 2019

## 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           | Natural Gas, Fan Coil                                                                                                                                                                   |
| 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 | 42               |
| Zoning         | DC               |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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