

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

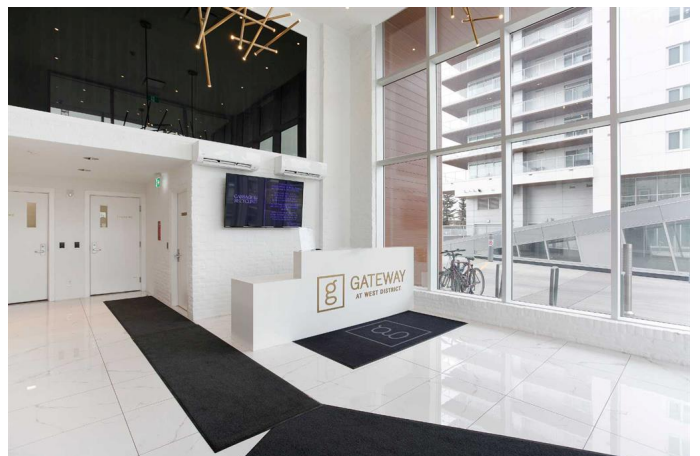
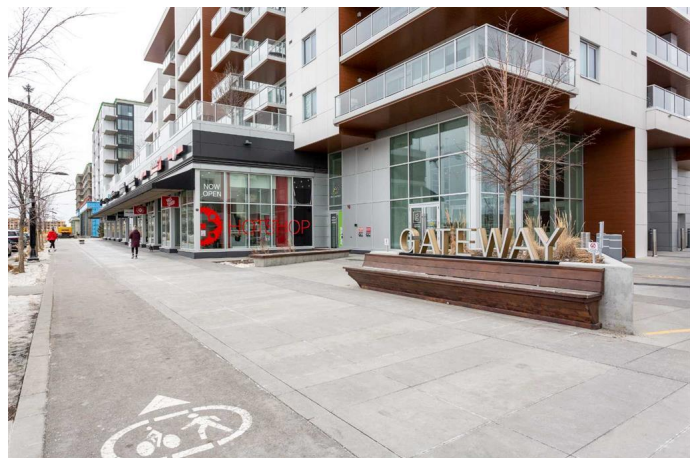
MLS® #A2204380

**\$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	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	34
Zoning	DC

## Listing Details

Listing Office	MaxWell Canyon Creek
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