

**518, 8505 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2215948**



**\$630,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 728
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this remarkable 2-bedroom 2-bathroom corner unit situated in the Gateway at West District, one of Calgary's most sought after communities! Imagine waking up to the beautiful, unobstructed mountain views every morning, or taking a short stroll for an evening out to dine at one of Calgary's finest establishments within walking distance. As you enter the space, you will immediately notice the impeccable attention to detail and high quality craftsmanship throughout. Elegant chevron plank floors and high 9 foot ceilings create effortless sophistication, while the open concept design of the living & dining areas radiates an Old World vibe paired with modern luxury living. Enjoy hosting and entertaining guests from the stylish chef's kitchen showcasing sleek quartz countertops, brushed gold hardware, beautiful white cabinetry, integrated designer appliances, and a gas range. Step out to the private wraparound balcony to take in the breathtaking panoramic views. Both bedrooms are generous in size and feature large walk-in closets, while both the ensuite and main bathroom feature custom mosaic tiles and spa finishings for ultimate relaxation. The unit comes equipped with in-suite laundry, central A/C, titled UG parking, and access to a communal rooftop patio. Gateway is an all-concrete residential complex with an inviting concierge, situated just above some of Calgary's top local restaurants and shops including DeVille Coffee, Una Pizza, Hankki, La Diperie, and Blanco Cantina to name a few. Located just 15 minutes to the core and a quick escape to enjoy hiking, camping, mountain getaways and more. Schedule your private viewing today.