



**DJ Golden**  
**REAL ESTATE**

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**705, 8445 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2204380**



**\$549,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, See Remarks, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 708
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**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

**Inclusions:** Cabinet bed, safe

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.