\$719,900 - 112, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2198266

\$719,900

2 Bedroom, 3.00 Bathroom, 1,362 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway by TRUMAN, set in the vibrant and master-planned community of West District. This concrete-constructed, 2-level brownstone offers an unparalleled blend of modern elegance and convenience, featuring 2 bedrooms, 2.5 bathrooms, a versatile study, and the added bonus of 2 titled underground parking stalls. Step inside and experience the finest craftsmanship with luxurious details at every turn. Enjoy year-round comfort with air conditioning, while Chevron wide-plank luxury flooring graces the home, lending an air of sophistication throughout. Custom penny round mosaic tiles elevate each bathroom, creating spa-like retreats. The ambiance is further enhanced by the painted ceilings, adding a refined touch to every space. The chef-inspired kitchen is truly the heart of the home, designed to impress. With a super matte finish and striking brushed gold hardware, the kitchen boasts a seamless blend of style and function. High-end appliances include a gas cooktop and wall oven, a spacious 36" Fisher & Paykel integrated fridge, and a paneled dishwasher. Soft-close custom cabinetry, under-cabinet lighting, eating bar, and quartz countertops with a matching backsplash complete this elegant and efficient culinary space. The thoughtfully designed floor plan ensures both comfort and practicality, with floor-to-ceiling windows that fill the home with natural light. These large windows are outfitted with window coverings and open to a private patio, while







the primary suite features its own balconyâ€"perfect for enjoying serene morning coffees or evening sunsets. Convenience is paramount with a washer and dryer included. Set in an exclusive community, Gateway offers the perfect blend of luxury, location, and lifestyle. Stay tuned for the upcoming photo gallery that will capture the beauty of this residence.

Built in 2020

Essential Information

MLS® # A2198266 Price \$719,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,362 Acres 0.00 Year Built 2020

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

Community Information

Address 112, 8445 Broadcast Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 4C7

Amenities

Amenities Visitor Parking, Elevator(s), Roof Deck, Secured Parking

Parking Spaces 2

Parking Underground

Interior

Interior Features High Ceilings, See Remarks

Appliances Dishwasher, Microwave, Washer/Dryer, Window Coverings,

Refrigerator, Range

Heating Fan Coil, Natural Gas

Cooling Central Air

of Stories 8

Exterior

Exterior Features Other
Roof Rubber

Construction Concrete

Foundation Poured Concrete

Additional Information

Date Listed March 1st, 2025

Days on Market 50 Zoning DC

Listing Details

Listing Office RE/MAX Real Estate (Central)

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