

\$629,900 - 417, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2202719

\$629,900

2 Bedroom, 2.00 Bathroom, 1,117 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Discover refined living in Gateway, nestled within the prestigious Master-Planned West District community. This concrete-constructed residence features 2 spacious bedrooms, 2 bathrooms, a dedicated home office, and a titled underground parking stall. From the moment you enter, you'll appreciate the meticulous attention to detail. The home showcases the timeless elegance of Chevron luxury wide plank flooring throughout. Both bathrooms are adorned with stunning custom penny round mosaic tiles, adding a touch of sophistication. With soaring 9-foot painted ceilings and ample windows in this corner unit, the space feels bright and welcoming. The chef-inspired kitchen is truly the heart of the home, featuring a striking Matte finish complemented by brushed gold hardware. High-end appliances—including a 36" integrated Fisher & Paykel fridge, panelled dishwasher, gas cooktop, and wall oven—enhance your culinary experience. Soft-close custom cabinetry, under-cabinet lighting, and Quartz countertops and backsplash complete the upscale aesthetic. One of the standout features of this home is the expansive corner wrap-around balcony, offering breathtaking panoramic views and serving as the perfect outdoor retreat. Large floor-to-ceiling windows flood the interior with natural light, creating a seamless connection between indoor and outdoor living spaces. Additional conveniences include an in-suite washer and dryer, along with stylish window



coverings throughout, ensuring both privacy and elegance. *Stay tuned for the Photo Gallery*

Built in 2020

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2202719 |
| Price | \$629,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,117 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 417, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 4C7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Secured Parking, Visitor Parking, Roof Deck |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, See Remarks |
| Appliances | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Natural Gas, Fan Coil |
| Cooling | Central Air |

of Stories 8

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Roof | Rubber |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 16th, 2025 |
| Days on Market | 35 |
| Zoning | DC |

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.