

# \$469,000 - 215, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2219463

**\$469,000**

2 Bedroom, 2.00 Bathroom, 772 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

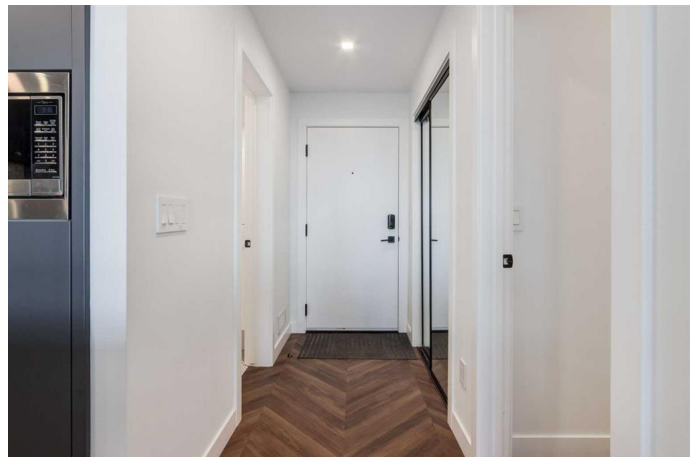
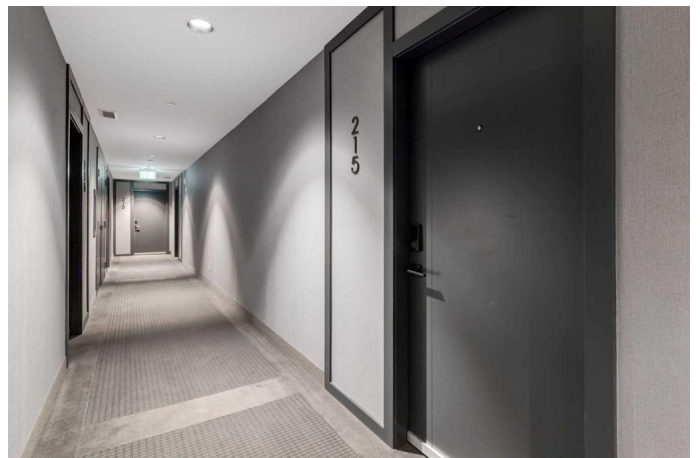
Welcome to Gateway by TRUMAN, nestled in the heart of the Master Planned community of West District. This concrete-constructed 2-bedroom, 2-bathroom home includes 1 titled underground parking stall and a spacious patio. Enjoy the pinnacle of craftsmanship and luxury with features like air conditioning, Chevron Luxury Wide plank flooring, and custom penny round mosaic tiles in all baths. LED pot lights illuminate the 9-foot+/- painted ceilings, enhancing the ambiance of the custom Chef-inspired kitchen. Finished in a luxurious Super Matte texture with brushed gold hardware, the kitchen boasts a high-end gas cooktop and wall oven, an integrated 36" Fisher & Paykel fridge, panelled dishwasher, and soft-close custom cabinetry with under-cabinet lighting. Quartz countertops and backsplash add a touch of sophistication. Additional features include a washer & dryer and window coverings for the floor-to-ceiling glass doors that lead to the expansive private patio. Located mere steps away from popular spots such as Hot Shop Yoga, Deville Coffee House, Hankki, La Diperie Ice Cream, Una, Blanco, and more! Gateway by TRUMAN offers a lifestyle of convenience and luxury in West District's thriving community.

Built in 2020

## Essential Information

MLS® #

A2219463



|                |                   |
|----------------|-------------------|
| Price          | \$469,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 772               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 215, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6B5                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking    |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 1  |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground                           |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings  |
| Heating           | Fan Coil, Natural Gas   |
| Cooling           | Central Air   |
| # of Stories      | 8   |
| Basement          | None  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Barbecue, Lighting |
| Roof              | Rubber             |
| Construction      | Concrete           |
| Foundation        | Poured Concrete    |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 72            |
| Zoning         | DC            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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