$499,900 - 503, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2186713

$499,900
2 Bedroom, 2.00 Bathroom, 861 sqft
Residential on 0.00 Acres

West Springs, Calgary, Alberta

WELCOME TO THE GATEWAY BY TRUMAN. THIS LUXURY CONCRETE HIGHRISE OFFERS LUXURY LIVING FOR THE MOST DISCERNING TASTES. This two-bedroom, two-bath office condo with office space/storage will not disappoint you. It's part of the master-planned community of West Springs. When you open the door, you will notice the attention to detail and the feeling of luxury. The Chevron wide plank luxury flooring, as well as the high ceilings and the beautiful chef's kitchen, featuring a luxurious Super Matte finish accented by brushed gold hardware, will catch your eye. High-end appliances, including a panelled 36â€• integrated Fisher & Paykel fridge, panelled dishwasher, gas cooktop, and wall oven. It's completed with soft-close custom cabinetry, under-cabinet lighting, and Quartz countertops and backsplash for an upscale finish. There's abundant light from the extra large windows and sliding door, with views of our famous big skies. The balcony is large enough for a couch and table and chairs for entertaining and enjoying the view. The Primary bdrm with fit your big furniture and is appointed with a large walk-through closet to a luxurious en-suite with a large separate shower, quartz counters and exquisite flooring. The second bdrm is also a generous size, and there's the other 4-piece bath with a soaker tub, beautiful custom flooring, quartz counters, and a laundry room. Building amenities include an Owner's Lounge conveniently located on the

same level, a heated underground parkade with electric vehicle charging stations, and an energy-efficient design with advanced mechanical and distribution systems. Additional features includes a rooftop patio, social room, bike storage, main floor concierge, ground-level restaurants, shops, and health/wellness studios. Educational excellence is ensured with the property located steps away from the Calgary French & International School and minutes from top-tier schools including Webber Academy, Rundle College, and Ernest Manning High School. Proximity to Stoney Trail offers easy weekend getaways and seamless travel.

Built in 2019

Essential Information

MLS® #	A2186713
Price	$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	503, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T7

Amenities

Amenities	Visitor Parking, Elevator(s), Secured Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Open Floorplan, Walk-In Closet(s), Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop, Microwave, Range Hood
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	None
Roof	Rubber
Construction	Concrete, Metal Siding

Additional Information

Date Listed	January 17th, 2025
Days on Market	105
Zoning	DC

Listing Details

Listing Office	One Percent Realty

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