

# \$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

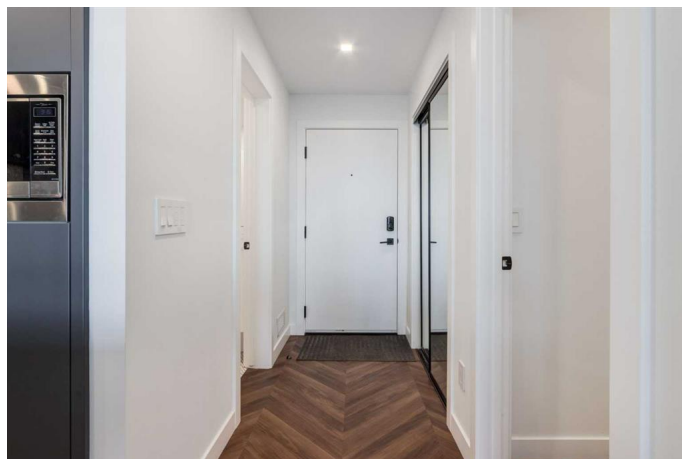
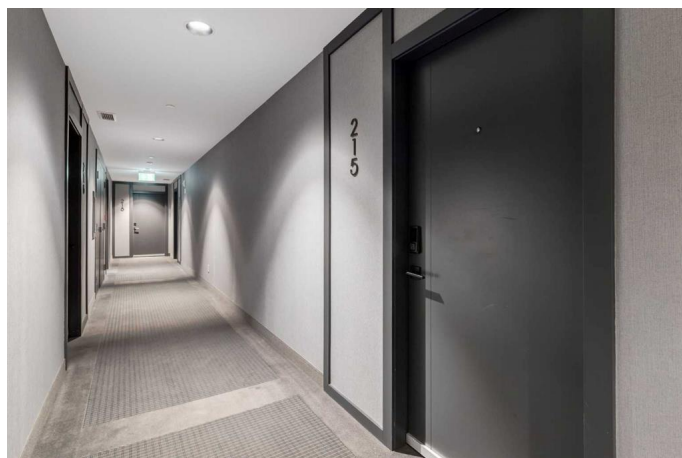
Welcome to Gateway by TRUMAN, nestled in the heart of the Master Planned community of West District. This concrete-constructed 2-bedroom, 2-bathroom home includes 1 titled underground parking stall and a spacious patio. Enjoy the pinnacle of craftsmanship and luxury with features like air conditioning, 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	55
Zoning	DC

### **Listing Details**

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

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.