417, 8505 Broadcast Avenue SW
Calgary, Alberta

MLS # A2166422

$629,999

Division:	West Springs
Type:	Residential/High Rise (5+ stories)
Style:	High-Rise (5+)

Size:	1,117 sq.ft.	**Age:**	2020 (4 yrs old)
Beds:	2	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Rubber	**Condo Fee:**	$ 649
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, See Remarks		

Inclusions:	n/a

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*