

114, 8445 Broadcast Avenue SW
Calgary, Alberta

MLS # A2170751



\$899,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,769 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	3
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 1,140
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: n/a

Welcome to Gateway by TRUMAN, located within the Master Planned community of West District. This Concrete-Constructed 2-level Brownstone boasts 3 Bedrooms, 2.5 Bathrooms, plus a Study, and includes 2 Titled underground Parking Stalls. Experience the highest in fit and finish, including Air Conditioning, Chevron luxury wide Plank Flooring throughout, and custom penny round mosaic Tiles in all Baths. The home is illuminated by LED pot lights and features elegantly Painted Ceilings. The custom Chef-inspired Kitchen is a showstopper, finished in a luxurious Super Matte finish and accented by brushed gold hardware. It is equipped with a high-end Gas Cooktop and Wall Oven, an integrated 36" Fisher & Paykel Fridge, a paneled Dishwasher, soft-close custom Cabinetry, and Under-Cabinet Lighting, all highlighted by Quartz Countertops and Backsplash. Additional features include a Washer and Dryer, and Window Coverings for your Floor-to-Ceiling Glass, leading out to the Patio and the Balcony off the Primary Suite. Stay tuned for a new photo gallery . Experience unparalleled luxury living at Gateway.