

\$1,099,999 - 701, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2191993

\$1,099,999

3 Bedroom, 4.00 Bathroom, 1,762 sqft

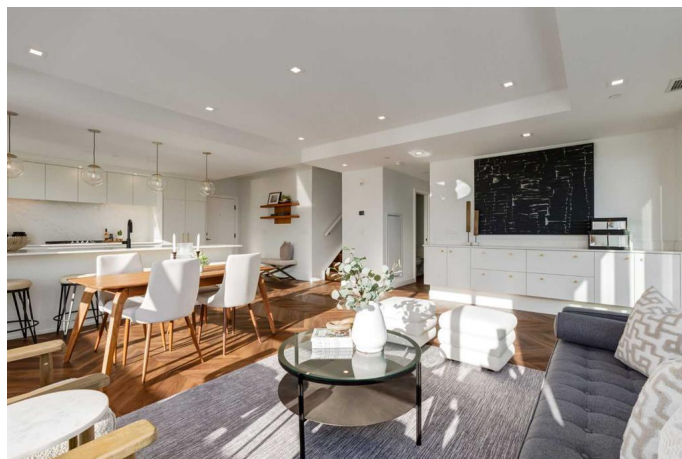
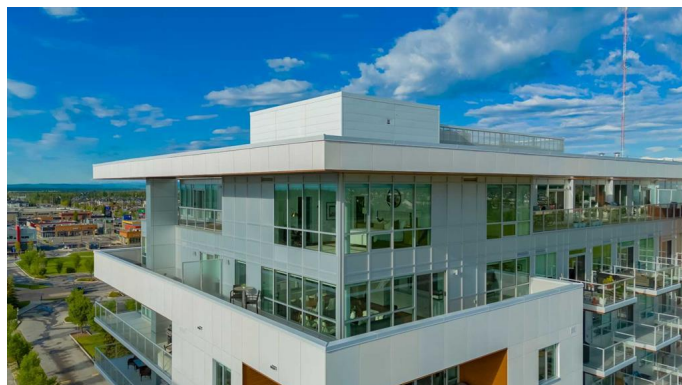
Residential on 0.00 Acres

West Springs, Calgary, Alberta

OPEN HOUSE FRIDAY AUGUST 22ND

4:00PM-6:00PM. Welcome to the epitome of luxury living at the Gateway, where Apartment 701 awaits to redefine your urban experience.

Now being offered fully furnished! This TWO-LEVEL PENTHOUSE spans OVER 1700 SQUARE FEET of indulgent space, offering sweeping views of both the Alberta rural hills and majestic Rocky Mountains. As you step inside, high ceilings and rich chevron pattern flooring greet you, accompanied by an abundance of natural light streaming through large windows that adorn every corner. The bright OPEN FLOORPLAN seamlessly connects the living, dining, and kitchen areas, where quartz counters and stainless-steel appliances gleam under the spotlight. A large slab of quartz serves as a luxurious backsplash, while the refrigerator and dishwasher being seamlessly integrated into the cabinetry give the space an elevated touch. The spacious wrap-around balcony beckons for alfresco entertaining with plenty of space for dining with friends and family. Remote control blinds add convenience to controlling the ambiance of the space. This CORNER UNIT boasts three bedrooms, including a spacious primary ensuite featuring a stunning double vanity, frameless glass shower, and a massive walk-in closet. With four and a half baths in total, comfort and convenience are never compromised. Additional perks include TWO TITLED PARKING SPOTS and access to superb



amenities such as fitness facilities, beauty services, and a selection of coffee shops and restaurants right at your doorstep. Located just moments away from Calgary's top private schools and with easy access to the downtown core and Highway 1 leading to Banff, Apartment 701 offers a lifestyle of unparalleled luxury and convenience.

Built in 2020

Essential Information

MLS® #	A2191993
Price	\$1,099,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,762
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	701, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6B5

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking, Garbage Chute, Recreation Room, Storage
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Double Vanity, See Remarks, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Microwave, Washer, Window Coverings, Built-In Refrigerator, Gas Cooktop
Heating	Electric, Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Concrete, Mixed

Additional Information

Date Listed	February 21st, 2025
Days on Market	183
Zoning	DC

Listing Details

Listing Office	eXp 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.