

# \$629,900 - 417, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2202719

**\$629,900**

2 Bedroom, 2.00 Bathroom, 1,117 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

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\*

Built in 2020

**Essential Information**

MLS® #	A2202719
Price	\$629,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,117
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	417, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4C7

**Amenities**

Amenities	Elevator(s), Secured Parking, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	High Ceilings, See Remarks
Appliances	Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air

# of Stories                8

**Exterior**

Exterior Features    Other  
Roof                    Rubber  
Construction        Concrete  
Foundation          Poured Concrete

**Additional Information**

Date Listed            March 16th, 2025  
Days on Market      60  
Zoning                 DC

**Listing Details**

Listing Office           RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.