

# \$534,900 - 202, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2203848

**\$534,900**

2 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Corner Unit with a 731sf Balcony in the heart of West Springs stylish West 85th commercial district. This home has 2 bedrooms with 2 full bathrooms along with a sunny south and east exposure. 9ft Ceilings and floor to ceiling windows throughout. . The chef's kitchen has a sprawling central island with full height cabinetry, quartz countertops with full height quartz backsplash to match, under cabinet lighting, soft close doors and drawers, Gas Cooktop, Built in Fridge, Dishwasher and Microwave. The master bedroom enjoys a direct southern exposure, and has always through closet to the 3 piece ensuite. Separate Laundry room has some extra storage space. Custom Penny Tile Flooring in All Baths. Central Air conditioning, Titled underground parking. Amenities at The Gateway include underground visitor parking for your guests, secure bike Storage, shared sundeck on the 8th floor and owners lounge. There is also retail shops, restaurants, and every amenity at your doorstep and within walking distance. GYM, EAT, WORSHIP, SHOP, BANK, REST, REPEAT.

Built in 2019

## Essential Information

MLS® # A2203848

Price \$534,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	202, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, Titled
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

### Exterior

Exterior Features	BBQ gas line
Construction	Concrete, Metal Siding

### Additional Information

Date Listed	April 15th, 2025
-------------	------------------

Days on Market	76
Zoning	DC

**Listing Details**

Listing Office	Bow 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.