

# \$549,000 - 202, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2203848

**\$549,000**

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.

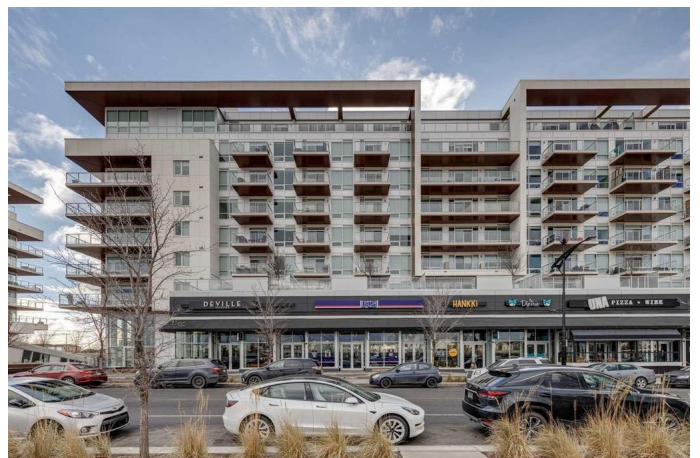
Built in 2019

## Essential Information

MLS® # A2203848

Price \$549,000

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, Titled, Underground |
| # 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 | 25 |
| Zoning         | DC |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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