



## 8505 Broadcast Avenue Calgary Alberta

\$544,900

Welcome to Gateway by TRUMAN, a luxurious residence located in the prestigious Master-Planned West District community. This concrete-constructed home offers 2 spacious bedrooms, 2 bathrooms, a dedicated home office, and a titled underground parking stall. From the moment you step inside, you'll notice the meticulous attention to detail. Enjoy the timeless beauty of Chevron luxury wide plank flooring throughout. The bathrooms feature stunning custom penny round mosaic tiles, adding a touch of sophistication. With soaring 9-foot painted ceilings and ample windows in this unit, the home feels bright and inviting. The chef-inspired kitchen is the heart of this home, featuring a luxurious Super Matte finish accented by brushed gold hardware. High-end appliances, including a 36" integrated Fisher & Paykel fridge, panelled dishwasher, gas cooktop, and wall oven, elevate your culinary experience. The kitchen is completed with soft-close custom cabinetry, under-cabinet lighting, and Quartz countertops and backsplash for an upscale finish. One of the most unique features of this home is the expansive balcony, offering a perfect outdoor retreat. The 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 and window coverings throughout, adding both privacy and style. Photo Gallery of similar unit. (id:6769)

Living room 12.33 Ft x 13.33 Ft

Kitchen 12.08 Ft x 15.43 Ft

Den 13.00 Ft x 9.17 Ft

Primary Bedroom 9.92 Ft x 12.91 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.01 Ft x 10.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room Measurements not available

Other 13.33 Ft x 7.17 Ft

Listing Presented By:



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**Mirror**

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