



## 8505 Broadcast Avenue Calgary Alberta

\$869,900

Welcome to Gateway by TRUMAN, located in the vibrant, master-planned community of West District. This stunning concrete-constructed, two-level brownstone offers an exceptional combination of modern elegance and everyday convenience. Featuring 3 bedrooms, 3 bathrooms, plus main floor den, upper floor bonus room and the added bonus of 2 titled underground parking stalls, this home is the epitome of sophisticated urban living. Step inside to experience unparalleled craftsmanship and luxurious details at every turn. Year-round comfort is ensured with air conditioning, while Chevron wide-plank luxury flooring adds a touch of refinement throughout. Each bathroom is a spa-like retreat, enhanced by custom penny round mosaic tiles. The painted ceilings further elevate the ambiance, giving every space a polished and refined feel. The chef-inspired kitchen is the heart of this home. With its super matte finishes and striking brushed gold hardware, the kitchen is both stylish and functional. High-end appliances, including a gas cooktop, wall oven, and a spacious 36" Fisher & Paykel integrated fridge, make meal prep a pleasure. The paneled dishwasher, soft-close custom cabinetry, under-cabinet lighting, and quartz countertops with a matching backsplash complete this elegant culinary space, perfect for both cooking and entertaining. Designed with both comfort and practicality in mind, the open-concept floor plan features floor-to-ceiling windows that flood the home with natural light. These expansive windows open to a private patio, creating seamless indoor-outdoor living. The primary suite offers its own private balcony—ideal for enjoying a quiet morning coffee or a peaceful evening sunset. Two additional bedrooms, full bathroom, and versatile workspace complete the upper level. Additional conveniences include an in-suite washer and dryer, making laundry a breeze. Set i...

Bonus Room 15.33 Ft x 8.67 Ft

Primary Bedroom 12.75 Ft x 13.75 Ft

4pc Bathroom Measurements not available

Other 7.58 Ft x 10.08 Ft

Bedroom 12.50 Ft x 9.83 Ft

Bedroom 9.83 Ft x 10.25 Ft

Laundry room Measurements not available

Living room 13.92 Ft x 12.17 Ft

Kitchen 14.83 Ft x 9.75 Ft

Dining room 8.58 Ft x 8.67 Ft

Bedroom 9.42 Ft x 10.17 Ft

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Central)

<http://www.olivertrutina.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

4pc Bathroom Measurements not available

Other 7.75 Ft x 21.50 Ft