



8445 Broadcast Avenue Calgary Alberta

\$439,900

Experience Elevated Living at The Gateway in West District Step into a lifestyle of sophistication and convenience with this stunning 2-bedroom, 2-bathroom residence at The Gateway in West District. Boasting 9-foot ceilings and floor-to-ceiling windows, this open-concept home is bathed in natural light, creating a bright and airy ambiance. Built with concrete construction, this residence ensures superior soundproofing and long-term durability--an investment that stands the test of time. The interior is a masterpiece of modern design, featuring elegant herringbone wide-plank flooring, sleek flat-panel cabinetry with built-in appliances, exquisite quartz countertops, and spa-inspired bathrooms designed for ultimate relaxation. Included with this unit is a titled parking stall, along with ample visitor parking for your guests. Situated in the heart of West District, this location is truly unbeatable, with everything you need within a five-minute walk. For grocery shopping, residents have convenient access to Sobeys, No Frills, and CO-OP Groceries. Dining options are plentiful, ranging from casual eateries to upscale restaurants, including Blanco Taqueria, UNA Pizza, Hankki, and La Duperie for a quick treat. Those looking for a refined dining experience can enjoy Mercatto, offering elevated Italian cuisine, or Vin Room, a stylish wine bar and restaurant perfect for an upscale night out. For fitness and wellness enthusiasts, HotShop Hot Yoga and F45 are just steps away, making it easy to stay active. With West District still in its early stages of development, future residents will enjoy a growing selection of new retail shops, restaurants, beauty salons, and countless new amenities that will further enhance everyday living. Whether you're downsizing or purchasing your first home, this exceptional property offers the perfect blend of style, comfort, and convenience. Don't...

Other 11.75 Ft x 11.25 Ft

Living room 13.17 Ft x 11.25 Ft

Primary Bedroom 10.67 Ft x 10.17 Ft

Bedroom 9.75 Ft x 9.58 Ft

4pc Bathroom 7.67 Ft x 7.25 Ft

3pc Bathroom 8.42 Ft x 7.08 Ft

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RE/MAX

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