



## 8445 Broadcast Avenue Calgary Alberta

\$924,900

Welcome to Gateway by TRUMAN within the Master Planned community of West District. This concrete constructed 2 Level Brownstone features 3 Beds, 2.5 Baths plus Study with 2 titled underground parking stalls. The highest in fit and finish including Air conditioning, Chevron Luxury Wide plank flooring throughout, custom penny round Mosaic tiles in all baths, LED pot lights, painted ceilings, Custom Chef inspired Kitchen finished in a luxurious Super Matte finish accented by brushed gold hardware with high end Gas Cooktop and Wall Oven, an integrated 36" Fisher & Paykel Fridge, panelled Dishwasher, soft close Custom Cabinetry, under cabinet lighting, highlighted by Quartz counter tops and back splash! Other included features are washer & dryer, and window coverings for your floor to ceiling glass leading out to the Patio and Balcony off the Primary Suite.

\*Photo gallery of similar unit, schedule your showing today. (id:6769)

Primary Bedroom 4.04 M x 4.34 M

5pc Bathroom Measurements not available

Bedroom 3.23 M x 3.66 M

Bedroom 3.25 M x 6.12 M

4pc Bathroom Measurements not available

Laundry room Measurements not available

Living room 4.42 M x 4.62 M

Dining room 2.44 M x 2.29 M

Kitchen 3.83 M x 3.02 M

Study 3.15 M x 4.24 M

3pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

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



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca