



## 8445 Broadcast Avenue Calgary Alberta

\$579,000

Welcome to Gateway, where luxury meets convenience in this stunning corner unit with a wraparound balcony! This bright and airy 3-bedroom, 2-bathroom home boasts an open concept layout flooded with natural light, perfect for family gatherings and remote work. You'll love the modern kitchen with its sleek design, quartz countertops, and integrated appliances. The sophisticated interior features chevron flooring, gold hardware, and custom mosaic tiles, creating an ambiance of refined elegance. Located in the vibrant West Springs neighbourhood, Gateway offers easy access to amenities like Deville Coffee, F45 gym, UNA Pizza, Metro Wine, and Hot Shop Yoga right downstairs. Enjoy nearby parks, playgrounds, and schools, making it an ideal community for families. With Downtown Calgary just 15 minutes away and the mountains within reach, you'll have the best of both worlds. Plus, amenities like an entertainment lounge, concierge service, and pet-friendly policy make Gateway the perfect place to call home. Don't miss out on this exceptional opportunity - schedule a viewing today! (id:6769)

Living room 11.75 Ft x 11.67 Ft

Kitchen 13.83 Ft x 9.33 Ft

Dining room 11.75 Ft x 6.17 Ft

Den 4.58 Ft x 3.75 Ft

Other 38.92 Ft x 5.33 Ft

Other 6.92 Ft x 4.58 Ft

Other 23.67 Ft x 7.17 Ft

Laundry room 3.17 Ft x 2.92 Ft

Primary Bedroom 12.42 Ft x 10.00 Ft

Bedroom 10.92 Ft x 8.75 Ft

Bedroom 10.83 Ft x 9.92 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Listing Presented By:



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