



# 8445 Broadcast Avenue Calgary Alberta

\$575,000

**\*\*OPEN HOUSE SUNDAY, AUGUST 25TH FROM 12-4PM\*\*** An awe-inspiring Luxury Condominium nestled in the highly coveted, CONCRETE BUILT, Gateway in West District by Truman Homes. Exceptionally maintained throughout, #215 - 8445 Broadcast Avenue SW vaunts a ONE-OF-ONE Corner Unit Floor-Plan. With 910 Finished Square Feet, this commodious residence encompasses high quality executive living complimented with exceptional craftsmanship throughout and includes a Titled OVERSIZED Underground Parking Stall and Assigned Storage Unit. Most distinctively, the condo's exterior features a 529 Square Foot Private Balcony with a treed planter and gas line for BBQ. The interior features chevron patterned Luxury Vinyl Plank Flooring with Acoustic Underlay that merges the Living Room with 9-Foot Painted Ceilings, Dining Area, and a Chef's Kitchen with Quartz Countertops, Island with seating, Smooth Panel Door Cabinetry levered with Anti-Scuff and Scratch Hardware with Refrigerator, Microwave, and Dishwasher Built-Ins. The Kitchen also includes a Premium Stainless Steel Gas Cook-Top, Range Hood, and Oven Built-In. An Owner's Retreat is comprised of a spacious Bedroom, a Walk-In Closet, and a Beautiful 4-Piece Ensuite. A secondary Bedroom generous in size and a 4-Piece Bathroom with Bathtub and In-Suite Laundry complete the unit's floorplan. Additional building highlights include a same-level Owner's Lounge, Heated Underground Parkade with Electric Vehicle Charging, Energy Efficient Building Design including Mechanical and Distribution Systems, Bicycle Storage, Lobby Concierge, and ground level Restaurants, Shops, and Health/Wellness Studios. Superbly located only steps away from the Calgary French & International School and minutes from other Top Tier schools including Webber Academy, Rundle College, and Ernest Manning High School. Enjoy Prominent Shopping/Dining and Amenities in nearby Wes...

Other 2.69 M x 1.17 M

4pc Bathroom 2.49 M x 2.57 M

Laundry room .91 M x .91 M

Kitchen 4.72 M x 3.84 M

Living room 4.93 M x 2.92 M

Primary Bedroom 3.84 M x 3.00 M

Other 1.75 M x 1.37 M

4pc Bathroom 3.23 M x 2.26 M

Bedroom 3.84 M x 3.73 M

Other 9.04 M x 5.44 M

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

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