



8445 Broadcast Avenue Calgary Alberta

\$599,900

Welcome to the prestigious Concrete Constructed Gateway Condo on Broadcast Avenue, nestled in the highly sought-after community of West Springs. This immaculate 2-bed, 2-bath residence is a haven of contemporary elegance, with an exceptional outdoor patio space. Meticulously designed with fresh paint and a contemporary aesthetic, this unit offers a versatile nook perfect for a dining area or an office space, catering to your lifestyle needs. Upon entering, you'll be greeted by an abundance of natural light streaming through 9ft ceilings and floor-to-ceiling windows in the dining room and living room. The kitchen is a culinary enthusiast's dream, featuring a large island, full-height cabinetry, soft-close doors and drawers, gold-accented hardware, a black matte faucet with a pull-down sprayer, quartz countertops with a full-height backsplash, LED pot lights, gas cooktop, and top-of-the-line appliances, including a stove, fridge, dishwasher, and built-in microwave. The private quarters are thoughtfully designed, with the primary bedroom featuring the convenience of a walk-through closet leading into the master ensuite, complete with built-in closet organization and a glass-enclosed shower for a touch of sophistication. Both bathrooms feature tasteful tiled flooring, adding a luxurious touch to the space. The second bedroom is conveniently located across from the 4-piece main bath. The entire unit boasts herringbone-style flooring, providing a seamless and elegant aesthetic throughout. A separate laundry room with stacked washer and dryer completes this well-planned living space. Enjoy the comfort of your own furnace within the unit, providing personalized climate control. As a south-facing unit, revel in the warmth of the sun streaming in all evening, creating a bright and inviting living space. Marvel at breath-taking mountain views visible right from the comfort of y...

Kitchen 15.33 Ft x 12.00 Ft
Dining room 12.83 Ft x 9.17 Ft
Living room 13.42 Ft x 12.33 Ft
Primary Bedroom 13.00 Ft x 10.00 Ft

Bedroom 10.50 Ft x 10.00 Ft
Laundry room 4.83 Ft x 3.25 Ft
4pc Bathroom 9.42 Ft x 8.17 Ft
4pc Bathroom 10.25 Ft x 8.33 Ft

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Real Estate Professionals Inc.

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

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