



## 8505 Broadcast Avenue Calgary Alberta

\$559,900

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 with desirable west and south exposures. 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 breathtaking mountain vi...

Kitchen 15.42 Ft x 111.83 Ft

Dining room 12.75 Ft x 9.17 Ft

Living room 13.33 Ft x 12.42 Ft

Laundry room 4.50 Ft x 3.25 Ft

Other 13.33 Ft x 7.50 Ft

Primary Bedroom 12.92 Ft x 10.00 Ft

Bedroom 10.58 Ft x 10.00 Ft

Other 8.17 Ft x 7.17 Ft

4pc Bathroom 10.25 Ft x 7.33 Ft

4pc Bathroom 9.50 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
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