



8445 Broadcast Avenue Calgary Alberta

\$598,800

1 BEDROOM + DEN | SOUTH FACING | DESIGNER FINISHES, WALLPAPER & LIGHTING | CHEVRON/HERRINGBONE LUXURY VINYL PLANK FLOORS | WAINSCOTTING | STAINLESS STEEL APPLIANCES | MODERN EUROPEAN STYLE KITCHEN | FULL WALL OF WINDOWS | INSUITE LAUNDRY | OVER \$30,000 of UPGRADES, including: Three Assigned 3X3X8' storage units, Professionally designed, painted and wallpapered interior with high quality paint and wallpaper, Powered Smart blinds with remote and Smart Hub to set up for voice control. Black out blinds in the Master bedroom and bypass blinds in the living room, Extra cupboard and a set of 3 drawers in the island for more storage space, Top of the line composite sink and soap dispenser, Coat closet door, High quality, extra quiet, triple blade garburator, Water filtration system for kitchen, Custom designed wine rack wall in Den, Upgraded light fixtures in dining and living room, Smart light switches on key switches, Thumbprint keyless lock on front door, High grade artificial grass on balcony, An exceptional concrete & steel luxurious condo in the heart of West District. This exquisite property offers stunning views and timeless architecture, exuding a modern European design aesthetic with stylish design. Bathed in abundant natural light, every detail has been meticulously crafted to create a harmonious blend of soothing elements and contemporary allure. No expense has been spared in the interior design, featuring a chef-caliber kitchen, a spacious dining area, a meticulously appointed primary suite, an inviting office space with a glass wall/bedroom, and a bright and sunny, SOUTH facing balcony, offering breathtaking, unobstructed panoramic views of the Rocky Mountains, and fabulous sunrises to the east. The ample balcony is uniquely situated with no visible neighbours on either side, rare at Gateway. The use of premium materials is evident throughout, from the high-end cabinets ...

- Other 5.08 Ft x 3.08 Ft
- Den 11.33 Ft x 9.17 Ft
- Other 11.92 Ft x 15.83 Ft
- Dining room 11.33 Ft x 12.92 Ft
- Living room 11.08 Ft x 12.92 Ft

- 4pc Bathroom 4.92 Ft x 8.17 Ft
- Primary Bedroom 10.00 Ft x 13.00 Ft
- 4pc Bathroom 7.33 Ft x 10.25 Ft
- Other 7.83 Ft x 7.17 Ft
- Other 13.33 Ft x 7.17 Ft

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

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Laundry room 3.25 Ft x 4.50 Ft