



# 8445 Broadcast Avenue Calgary Alberta

\$579,900

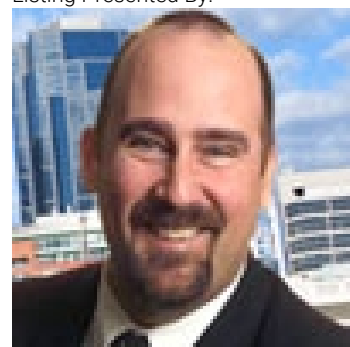
**\*\*OPEN HOUSE SATURDAY, JULY 20TH FROM 2-5PM\*\*** An awe-inspiring Luxury Condominium nestled in the highly coveted, CONCRETE BUILT, Gateway in West District by Truman Homes. Exceptionally maintained throughout, #215 - 8445 Broadcast Avenue SW vaunts a ONE-OF-ONE Corner Unit Floor-Plan. With 910 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 West...

- Other 8.83 Ft x 3.83 Ft
- 4pc Bathroom 8.17 Ft x 8.42 Ft
- Laundry room 3.00 Ft x 3.00 Ft
- Other 15.50 Ft x 12.58 Ft
- Living room 16.17 Ft x 9.58 Ft

- Primary Bedroom 12.58 Ft x 9.83 Ft
- Other 5.75 Ft x 4.50 Ft
- 4pc Bathroom 10.58 Ft x 7.42 Ft
- Bedroom 12.58 Ft x 12.25 Ft
- Other 29.67 Ft x 17.83 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