



# 8445 Broadcast Avenue Calgary Alberta

\$579,000

Welcome to Gateway! CORNER UNIT with WRAPAROUND BALCONY! Bright and sunny 3 bedroom 2-bathroom open concept layout offers ton of natural light throughout the day. Beautiful open kitchen/dining/living with study is ideal for family gatherings and working from home. Sophisticated interior details such as chevron flooring, modern black hardware, quartz countertops, custom penny round mosaic tiles, integrated appliances, soft-close drawers, gas cooktop (gas line on patio), solid core doors, square pot lights are throughout the unit. Oversized windows allow light to flood the space, enhancing the overall ambiance. There are selected commercial tenants on the ground floor such as Deville Coffee, F45 gym, UNA Pizza, Metro Wine, Hot Shop Yoga etc. West Springs has pathways, playgrounds, sports fields, and picnic areas, offering residents spaces to enjoy nature and engage in leisure activities. West Springs is home to several schools, making it an attractive neighborhood for families. Some of the schools serving the community include West Springs School (K-4), West Ridge School (5-9), and Calgary French & International School (K-12). Elevate your lifestyle and experience the epitome of luxury living with this exceptional condo in West Springs. Only 15 minutes from Downtown, 60 minutes to the mountains and steps to shopping plazas with grocery stores, restaurants, cafes, fitness centers, and professional services. Amenities include an entertainment lounge and concierge (open Monday to Friday 9am-5pm). Pet friendly building (pet to be confirmed with the office). Do not miss excellent place to live or great investment opportunity! Seller is highly motivated and open to offers! (id:6769)

Living room/Dining room 17.42 Ft x 11.42 Ft  
 Kitchen 13.42 Ft x 9.00 Ft  
 Study 4.67 Ft x 3.42 Ft  
 Primary Bedroom 12.50 Ft x 10.00 Ft  
 Other 7.33 Ft x 4.75 Ft  
 3pc Bathroom 8.00 Ft x 5.00 Ft

Bedroom 10.83 Ft x 10.00 Ft  
 Bedroom 10.92 Ft x 8.75 Ft  
 Laundry room 3.33 Ft x 3.00 Ft  
 4pc Bathroom 8.00 Ft x 5.00 Ft  
 Other 21.50 Ft x 5.33 Ft  
 Other 24.00 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
Greater Calgary Real Estate

**RE/MAX Realty Professionals**

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

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