



## 8505 Broadcast Avenue Calgary Alberta

\$574,900

Discover a seamless blend of sophistication and modern living in this stylish 2 bedroom, 2 bathroom condo situated in the luxurious Gateway condominiums. Nestled in the thriving community of West Springs, this gorgeous 1000 +/- sq ft unit features an open concept layout, dark-toned chevron floors, a spacious balcony and en-suite laundry. With stunning natural light from large windows, neutral tones and tasteful finishes throughout, this is a place you will love coming home to! Relax and unwind in the sun-lit living room or enjoy entertaining friends in the contemporary kitchen featuring an oversized island. The primary bedroom boasts a walk-through closet to private en-suite bathroom with double vanities, while the second bedroom also features an en-suite bathroom. Sliding doors from the living room lead out to your private balcony with south exposure and a gas hook up inviting you to savour summer barbecues! The unit comes with one titled parking space for your convenience. A fabulous option for new home buyers, professionals, investors or those looking to downsize in style. The building offers bike storage, a residents sundeck and a 2nd Floor owners lounge. The prime location puts you close to great schools, shopping, parks, restaurants and offers easy access to Stoney Trail. There is nothing for you to do but move right in and enjoy! Book your showing today! (id:6769)

Kitchen 15.50 Ft x 11.67 Ft  
Living room 16.92 Ft x 12.17 Ft  
Primary Bedroom 13.33 Ft x 10.00 Ft  
Bedroom 10.92 Ft x 9.92 Ft

4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Den 16.33 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

**RE/MAX Realty Professionals**

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

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