



## 8505 Broadcast Avenue Calgary Alberta

\$459,900

"MAJOR PRICE REDUCTION OF \$30,000, GRAB THIS 7TH FLOOR UNIT WITH AN UNOBSTRUCTED VIEWS!"

Welcome to Gateway West, a CONCRETE CONSTRUCTED BUILDING located in the most sought after West District of Calgary. This unit offers an UNBEATABLE VALUE located on the 7TH FLOOR | Offering 2 BEDS & 2 BATHS | NORTH FACING BALCONY | UNOBSTRUCTED CITY & MOUNTAIN VIEWS | UNDERGROUND TITLED PARKING | IN-UNIT LAUNDRY | AIR CONDITIONING | BBQ GAS LINE IN BALCONY | CONCIERGE SERVICE and much more. Step inside and be greeted by oversized windows that flood the space with natural light, highlighting the HERRINGBONE-PATTERNED FLOORING that flows seamlessly throughout the main living areas. The chef-inspired kitchen is a true centrepiece, featuring BUILT-IN APPLIANCES WITH GAS COOKTOP, including a panel-ready REFRIGERATOR AND DISHWASHER THAT BLEND SEAMLESSLY WITH THE CABINETRY, quartz countertops, under-cabinet lighting, an oversized island with bar seating, and modern designer lighting. Whether you enjoy entertaining or simply cooking for yourself, this space offers both style and functionality. This unit boasts rare to find, unobstructed panoramic city and Rocky Mountain views from its living room and balcony. The primary suite offers privacy and comfort with its own ensuite, while the second bedroom is perfect for guests, a home office, or family members. Both bathrooms have been finished to a high standard with MODERN FLOOR TILES AND FLOATING VANITIES, EXUDING A SPA-LIKE AMBIANCE. Additional features include an IN-UNIT LAUNDRY AND A TITLED UNDERGROUND PARKING STALL, ensuring convenience and peace of mind. Gateway West Apartment building comes with premium amenities like CONCIERGE SERVICE, COMMUNAL ROOFTOP PATIO and visitor parking. The MAIN FLOOR RETAIL COMPLEX provides daily conveniences like Deville Coffee and fitness facilities, while 85th Street's shops, restaurants, schools, dayca...

3pc Bathroom 7.42 Ft x 8.50 Ft  
4pc Bathroom 7.42 Ft x 7.33 Ft  
Bedroom 12.42 Ft x 9.75 Ft  
Kitchen 11.42 Ft x 15.92 Ft

Living room 13.33 Ft x 9.83 Ft  
Primary Bedroom 10.92 Ft x 9.92 Ft  
Other 15.50 Ft x 7.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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