

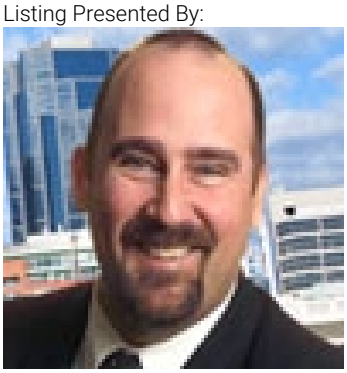
8505 Broadcast Avenue Calgary Alberta

$850,000

OPEN HOUSE SATURDAY AND SUNDAY FROM 11AM TO 1PM. Southwest sunshine and the privacy of mature trees create a welcoming setting for this beautiful home at the Brownstones at Gateway. Situated in Calgary's vibrant West District, Unit 114 offers just under 2,000 sq. ft. of living space with three bedrooms, three full bathrooms, and a main-floor den. With its own outdoor spaces and a generous floor plan, the home offers room to gather, work, and unwind. Bright white cabinetry gives the kitchen a fresh, timeless feel, while brushed gold hardware and quartz countertops and backsplash bring warmth and refinement. A beautiful island provides preparation space and a gathering spot, complemented by a gas cooktop, wall oven, integrated 36-inch Fisher & Paykel refrigerator, and panelled dishwasher. Under-cabinet lighting and soft-close cabinetry add practical finishing touches. The kitchen opens into the dining and living areas, where expansive windows capture the southwest light and views of the surrounding greenery. Step outside onto the private patio to enjoy the afternoon sun or settle in for a quiet evening outdoors. Mature trees surround the patio, creating a peaceful and private outdoor retreat. A separate den and nearby full bathroom complete the main floor, offering a comfortable space for working from home. Upstairs, a central family room creates a second place to relax, whether for a movie night, reading, or spending time with friends. The primary bedroom features a private balcony, walk-in closet, and contemporary ensuite. Two further bedrooms can accommodate family, overnight guests, or a dedicated fitness space, with an additional full bathroom and laundry conveniently located on the same level. Comfort and thoughtful finishes extend throughout, including air conditioning, chevron-patterned wide-plank flooring, penny-round mosaic bathroom tiles, LED pot lighting...

Primary Bedroom 13.75 Ft x 12.75 Ft
4pc Bathroom Measurements not available
Bedroom 12.50 Ft x 9.83 Ft
Bedroom 10.25 Ft x 9.83 Ft
4pc Bathroom Measurements not available
Laundry room Measurements not available
Other 10.08 Ft x 7.58 Ft
Living room 14.42 Ft x 13.67 Ft
Dining room 13.50 Ft x 8.92 Ft
Other 15.08 Ft x 10.67 Ft
Study 10.17 Ft x 9.42 Ft
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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