# \$469,000 - 215, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2255603

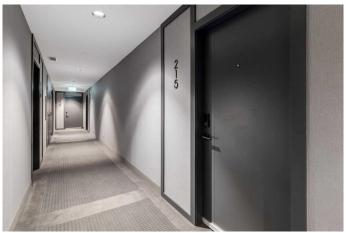
### \$469,000

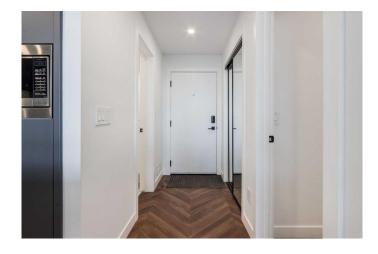
2 Bedroom, 2.00 Bathroom, 772 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway by TRUMAN, nestled in the heart of the Master Planned community of West District. This concrete-constructed 2-bedroom, 2-bathroom home includes 1 titled underground parking stall and a spacious patio. Enjoy the pinnacle of craftsmanship and luxury with features like air conditioning, Chevron Luxury Wide plank flooring, and custom penny round mosaic tiles in all baths. LED pot lights illuminate the 9-foot+/- painted ceilings, enhancing the ambiance of the custom Chef-inspired kitchen. Finished in a luxurious Super Matte texture with brushed gold hardware, the kitchen boasts a high-end gas cooktop and wall oven, an integrated 36" Fisher & Paykel fridge, panelled dishwasher, and soft-close custom cabinetry with under-cabinet lighting. Quartz countertops and backsplash add a touch of sophistication. Additional features include a washer & dryer and window coverings for the floor-to-ceiling glass doors that lead to the expansive private patio. Located mere steps away from popular spots such as Hot Shop Yoga, Deville Coffee House, Hankki, La Diperie Ice Cream, Una, Blanco, and more! Gateway by TRUMAN offers a lifestyle of convenience and luxury in West District's thriving community.







Built in 2020

#### **Essential Information**

MLS® # A2255603

Price \$469,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 772

Acres 0.00

Year Built 2020

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 215, 8505 Broadcast Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6B5

#### **Amenities**

Amenities Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor

Parking

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

1

Parking Spaces

Parking Heated Garage, Parkade, Secured, Titled, Underground

# of Garages 1

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Oven, Range Hood, Refrigerator, Washer/Dryer

Stacked, Window Coverings

Heating Fan Coil, Natural Gas

Cooling Central Air

# of Stories 8

Basement None

#### **Exterior**

Exterior Features Barbecue, Lighting

Roof Rubber
Construction Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed September 10th, 2025

Days on Market 38
Zoning DC

## **Listing Details**

Listing Office CIR Realty

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