



**GRASSROOTS**

REALTY GROUP

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710, 8505 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2286543



**\$535,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 667
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Gateway by Truman, where striking contemporary design meets unrivalled urban convenience in Calgary's highly sought-after West District. This exceptional and sun-drenched 2-bedroom, 2-bathroom unit combines sophisticated modern luxury with seamless everyday functionality. Featuring impressive 9-foot ceilings, expansive floor-to-ceiling windows, and rare custom luxury flooring unlike any others in the building. This residence is filled with inviting natural light and boasts an airy, open-concept layout perfect for both serene relaxation and vibrant entertaining. The gourmet, chef-inspired kitchen showcases elegant quartz countertops, premium full-height soft-close cabinetry, under-cabinet lighting, and top-of-the-line stainless-steel appliances including a gas cooktop and built-in oven. The generous primary suite includes a walk-through closet and an opulent ensuite with double vanities and a glass-enclosed shower, while the second bedroom and full bath provide flexible space for guests, roommates, or a dedicated home office setup. Step onto your oversized, sun-drenched private balcony to enjoy tranquil south exposure and spectacular evening sunsets, complete with a gas line for BBQ or outdoor heating. For all your storage needs, two additional storage lockers are included. Additional conveniences include in-suite laundry, titled underground parking, and access to exceptional on-site amenities such as the owner's lounge, secure bike storage, and a breathtaking expansive rooftop terrace. Ideal place for a senior as it's strategically situated just steps from charming boutique shops, cafes, Sobeys and the new West District retail corridor. It's heart, Radio Park; an award-winning 8-acre urban green space that serves as the community's social centrepiece. With walking paths, an amphitheatre, a skating pond, and diverse year-round

recreational programming, it's one of Calgary's most thoughtfully designed public parks, effortlessly blending nature, art, and community life. Experience sophisticated, elevated living in one of West Calgary's most dynamic and highly desirable neighbourhoods, where luxury, location, and lifestyle perfectly converge. And get ready, a new YMCA is coming soon to the area!