



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

303, 8505 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2288303



**\$439,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2019 (7 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>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 588
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to unit 303, 8505 Broadcast Ave at the Gateway in West Springs. . Where elevated design meets everyday comfort in this beautifully crafted 2 Bed, 2 Bath condo with dedicated office space and additional storage. Located within one of Calgary's most sought-after master-planned communities, this home delivers a refined living experience from the moment you step inside. You're immediately greeted by soaring ceilings and striking chevron patterned wide plank luxury flooring that sets the tone for the sophisticated interior. The designer kitchen is a true showpiece, finished in a stunning super matte palette and accented with brushed gold hardware. Culinary enthusiasts will appreciate the premium appliance package, including a panelled 36" integrated Fisher & Paykel refrigerator, panelled dishwasher, gas cooktop, and built-in wall oven. Custom soft-close cabinetry, under-cabinet lighting, and quartz countertops paired with a full height quartz backsplash complete the upscale aesthetic. Expansive windows and a large sliding patio door flood the space with natural light while showcasing Calgary's iconic big sky views. Step outside to a generously sized balcony with ample room for outdoor seating and dining, perfect for relaxing or entertaining. The spacious primary bedroom easily accommodates larger furnishings and features a walk-through closet that leads to a beautifully appointed ensuite with a separate oversized shower, quartz counters, and elegant flooring. The second bedroom is also well proportioned and located near the stylish four-piece main bath, complete with a deep soaker tub, quartz counters, and custom finishes. A convenient in-suite laundry room adds to the functionality of the home. Residents of Gateway enjoy exceptional amenities, including an Owner's Lounge on the same level, a heated underground

parkade with one titled parking stall and electric vehicle charging stations, and energy-efficient construction with advanced mechanical systems. The building also features a rooftop patio, social room, secure bike storage, main floor concierge service, and vibrant ground-level retail including restaurants, shops, and health and wellness studios. Families will appreciate being just steps from Calgary French & International School and only minutes to respected institutions such as Webber Academy, Rundle College, and Ernest Manning High School. With quick access to Stoney Trail, commuting is seamless and weekend escapes are effortless.