



GRASSROOTS
REALTY GROUP

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104, 8445 Broadcast Avenue SW
Calgary, Alberta

MLS # A2315873



\$925,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,997 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 981
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

SHOW SUITE OPEN SATURDAY AND SUNDAY FROM 11AM TO 1PM. Please come in to visit with your agent, and we can discuss all units we have listed in the Gateway building. Located in the heart of West District, this beautifully designed three-bedroom, three-bathroom residence offers just under 2,000 sq. ft. of thoughtfully designed living space. Warm, inviting, and filled with natural light, the home combines contemporary design with exceptional everyday functionality. The main level features an open-concept layout where a spacious kitchen with a large central island and premium Fisher & Paykel appliances serves as the heart of the home, including a gas cooktop, wall oven, integrated refrigerator, and panelled dishwasher. Seamlessly connected to the living and dining areas, the space is ideal for both everyday living and entertaining. Expansive windows enhance the bright and welcoming atmosphere, while a dedicated main-floor office provides a practical work-from-home solution. Just off the main living area, a private patio extends the living space outdoors, creating the perfect setting for morning coffee, summer dining, or relaxing in the fresh air. The upper level is thoughtfully designed for both comfort and functionality, featuring a spacious family room that provides an inviting setting for relaxing, movie nights, or spending time with family and friends. The primary retreat offers a spacious walk-in closet and a beautifully appointed ensuite with a clean, contemporary aesthetic, while an additional bedroom, conveniently located laundry area, and a separate room currently configured as a home gym complete the upper level, offering flexibility to suit a variety of lifestyle needs. Additional highlights include three full bathrooms, excellent storage throughout, and a well-planned layout that balances openness with privacy. Set within the vibrant West

District community, residents enjoy a walkable lifestyle surrounded by parks, pathways, boutique cafés, restaurants, fitness studios, and everyday amenities. With continued growth and an expanding collection of amenities, West District has become one of Calgary’s most desired urban communities.