

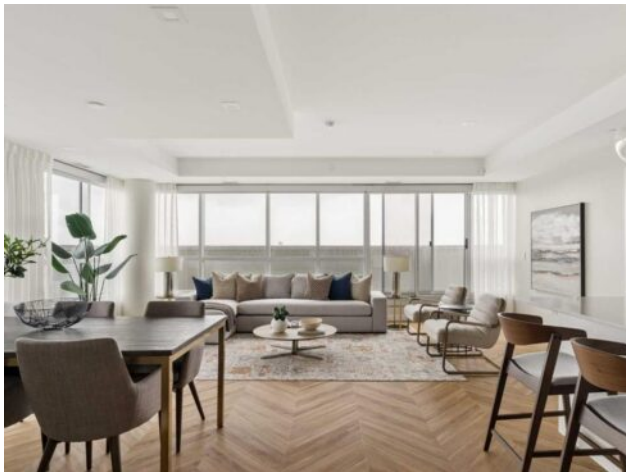


GRASSROOTS
REALTY GROUP

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717, 8505 Broadcast Avenue SW
Calgary, Alberta

MLS # A2316700



\$1,250,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,937 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,124
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Stone Counters, Walk-In Closet(s)

Inclusions: n/a

Proudly presenting Suite 717, the most coveted West facing corner penthouse in the prestigious Gateway buildings. This extraordinary home offers stunning panoramic mountain views, evening sunsets, impeccable custom upgrades, and a lifestyle of sophistication and comfort. Thoughtfully designed, the home features electric blackout blinds on all windows, a high-end security system with burglar-proof locks, and a versatile main floor with a custom Murphy bed, built-in office, refined window treatments, a customized laundry room, and comfort-raised toilets. The cozy reading nook on the second level is the perfect bonus space to use at your leisure, whether it be for reading, working, a pull out bed or yoga space. The gourmet kitchen is a true showpiece, boasting a single bowl sink, garburator, oversized globe pendant lights, dimmable lighting, and upgraded pull out waste bins. Additional luxuries include two premium parking stalls directly outside of the elevator, two storage lockers, accessibility features throughout, and a spacious storage area under the stairs. This penthouse also comes with air conditioning, chevron flooring, quartz countertops, LED square pot lights, solid core doors, soft close drawers, and a gas line on the patio. Built in 2019 with concrete construction and exceptional soundproofing, this boutique style building is unlike anything else in the city. Residents enjoy access to a rooftop patio, concierge service, visitor parking, EV chargers, and secure bike storage. Located in the trendy West District this property is steps from Sobeys, Big T's BBQ, UNA Pizza, Deville Coffee, F45 Gym, Hankki, YYC Cycle, and more, with quick access to Old Banff Coach Road, Stoney Trail, and nearby mountain escapes. The fast growing West District will soon offer over 1 million square feet of retail and commercial space, designed for a walkable lifestyle with 20-ft sidewalks

and bike paths. Just 15 minutes from downtown, 5 minutes to Winsport, and 60 minutes to the Rockies, Suite 717 offers unmatched urban convenience with a breathtaking natural backdrop. Book your showing today!