



518, 8505 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2324234



**\$529,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 729
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

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

**Inclusions:** N/A

Experience elevated urban living in this stunning corner residence at Gateway West! Offering an impressive 1,123 square feet of thoughtfully designed living space, this beautifully appointed 2-bedroom, 2-bathroom home combines sophisticated design, exceptional craftsmanship, and an unbeatable lifestyle - all with the added advantage of a desirable summer possession. Bathed in natural light from expansive windows on multiple exposures, this coveted corner unit showcases breathtaking mountain views and an airy, open-concept layout designed for both everyday living and effortless entertaining. Elegant chevron-pattern flooring, soaring 9-foot ceilings, and refined designer finishes create a timeless sense of luxury throughout. At the heart of the home, the chef-inspired kitchen is a true showpiece, featuring sleek quartz countertops, custom white cabinetry, brushed gold hardware, integrated premium appliances, and a gas range - perfect for culinary enthusiasts and entertainers alike. The spacious living and dining areas flow seamlessly onto a private wraparound balcony, where panoramic views provide the perfect backdrop for morning coffee or evening sunsets. The generous primary retreat offers a large walk-in closet and a spa-inspired ensuite adorned with custom mosaic tilework and upscale finishes. A spacious second bedroom and beautifully finished main bath provide comfort and flexibility for guests, family, or a home office. Additional highlights include central air conditioning, in-suite laundry, titled underground parking, and exclusive access to a communal rooftop terrace. Built with all-concrete construction and complemented by concierge service, Gateway offers a premium lock-and-leave lifestyle in one of Calgary's most exciting emerging communities. Just steps from exceptional dining, boutique shopping, entertainment, and everyday conveniences, this

move-in-ready home presents a rare opportunity to secure one of the largest and most desirable floor plans in the building. Come see it today!