



GRASSROOTS
REALTY GROUP

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215, 8445 Broadcast Avenue SW
Calgary, Alberta

MLS # A2334167



\$439,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Guest, Heated Garage, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Picture this: you step out onto your own 529 sq ft balcony, BBQ already hooked up to the gas line, in a corner unit that pulls in light from two directions all day. That's the first thing you'll notice about #215, 8445 Broadcast Avenue SW at Gateway in West District, and it's the kind of outdoor space most condo buyers never expect to find. Inside, 910 square feet works hard for you. Chevron pattern LVP flooring runs under 9 foot painted ceilings through an open living, dining, and kitchen layout that never feels boxed in. The kitchen is the kind you'd actually want to cook in: quartz counters, an island built for company, smooth panel cabinetry with anti scuff hardware, and a full stainless package, gas cooktop, built in oven, range hood, fridge, microwave, dishwasher, all included. The primary bedroom has its own walk in closet and 4 piece ensuite. The second bedroom is a genuine second bedroom, not a converted den, and there's a second 4 piece bath plus in suite laundry so guests aren't sharing your space. Then there's what you don't see every day: a titled, oversized underground parking stall and a separate storage locker, both included. Gateway backs it up with a same level owner's lounge, heated underground parkade with EV charging, bike storage, and lobby concierge, all beneath ground floor restaurants, shops, and wellness studios you can reach without leaving the building. Truman built, concrete construction throughout. The neighbourhood has filled in fast, with plenty added to the area recently. A full service Sobeys, complete with a deli, bakery, and pharmacy, is now open right across the street, along with new dining additions like Pie Junkie and Canadian Brewhouse joining Broadcast Avenue's growing lineup. You're also a short walk from Calgary French & International School, with Webber Academy, Rundle College, and Ernest Manning nearby. West 85th

and Aspen Landing round out your shopping options, Stoney Trail puts the whole city or the mountains within easy reach, and downtown is about 16 minutes away. Come see it for yourself, book a showing today.