

**501, 8505 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2266522**



## \$624,900

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Owned, Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 743
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** California Closets Built-ins

Welcome to Gateway West II – Urban Living at Its Finest in West Calgary. This immaculate, like-new residence blends contemporary design with elevated comfort. Year-round climate control is ensured with air conditioning, while Chevron wide-plank luxury flooring flows seamlessly throughout, adding warmth and refinement. The thoughtfully designed floor plan welcomes natural light through floor-to-ceiling windows, creating bright and inviting living spaces. The chef-inspired kitchen serves as the heart of this home, showcasing super-matte finishes, striking brushed-gold hardware, and quartz countertops with a matching backsplash. High-end appliances, including a gas cooktop, wall oven, and a Fisher & Paykel integrated refrigerator, make meal prep a pleasure. A paneled dishwasher, soft-close custom cabinetry, under-cabinet lighting, and a convenient eating bar complete this elegant and functional space—perfect for both entertaining and everyday living. Retreat to the spa-like primary bathroom, where custom penny-round mosaic tiles create a luxurious atmosphere. These same handcrafted tiles also enhance the second of three beautifully appointed bathrooms. Painted ceilings add to the home’s refined aesthetic, giving every space a polished and cohesive feel. Additional thoughtful touches within this unit include a California Closets built-in Murphy bed with a desk and storage in the second bedroom, a Culligan water purification system, and elegant custom wallpaper accents. Step outside to a spacious wrap-around deck and take in beautiful north-facing views. Residents enjoy access to EV charging stations, bike storage, an owner’s lounge and a rooftop patio, all within a vibrant community surrounded by shops, cafes, green spaces, and fitness options. Gateway West II is poised to become one of Calgary’s premier urban

enclaves&mdash;where you can shop, dine, sip, or sweat just steps from your front door. Experience sophisticated suburban living redefined. Welcome home!