

**614, 8505 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2293141**



**\$329,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	574 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>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 388
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** TV Mounting Bracket

WELCOME TO GATEWAY AT WEST DISTRICT, where modern design meets everyday convenience in the heart of sought-after West Springs. This BRIGHT and BEAUTIFULLY finished 2-BEDROOM, 2-BATHROOM condo offers a perfect blend of style, comfort, and functionality—ideal for professionals, downsizers, or investors alike. Step inside to discover a thoughtfully designed OPEN-CONCEPT LAYOUT featuring 9-FOOT CEILINGS, sleek pot lighting, and LUXURY VINYL PLANK FLOORING THROUGHOUT. The CUSTOM GALLEY-STYLE KITCHEN is a true standout, showcasing STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS and backsplash, soft-close cabinetry with under-cabinet lighting, a GAS COOKTOP, built-in WALL MICROWAVE OVEN, INTEGRATED REFRIGERATOR, PANELLED DISHWASHER, and a CENTRAL ISLAND perfect for cooking and entertaining. Enjoy seamless indoor-outdoor living with floor-to-ceiling glass doors leading to your private, south-facing balcony—complete with modern glass railing and privacy panels, perfect for relaxing in the sun. The SPACIOUS PRIMARY BEDROOM offers LARGE WINDOWS, a convenient walkthrough closet, and a stylish 3-PIECE ENSUITE with a tiled shower. A bedroom and a full 4-PIECE BATHROOM provide flexibility for guests, a home office, or family living. Additional highlights include in-suite laundry, window coverings, a titled underground parking stall, and a secure storage locker. Gateway at West District elevates your lifestyle with premium building amenities including a rooftop deck, party room, secure parking, and bicycle storage. Step outside and enjoy unbeatable walkability to a vibrant mix of shops, dining, and services along 85th Street SW, including Boston Pizza, My Favorite Ice Cream Shop, TD Canada Trust, Orangetheory Fitness, Mercato

West, Shoppers Drug Mart, Blanco Cantina, Una on 85th, 722 World Bier Haus, Jerusalem Shawarma, and Ace Liquor. Experience the perfect combination of urban convenience and contemporary comfort—this is West District living at its finest. BOOK YOUR SHOWING TODAY!!