

**409, 8505 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2317807



\$487,500

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

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

Inclusions: None

Welcome to Gateway by Truman, a premier concrete-built residence in the heart of West Springs. This beautifully appointed 2-bedroom, 2.5-bathroom condo combines sophisticated design, upscale finishes, and exceptional amenities in one of Calgary's most desirable communities. Featuring over-height 9+-foot ceilings, chevron-pattern luxury vinyl plank flooring, and abundant natural light, this home offers a refined yet inviting atmosphere. The open-concept layout flows seamlessly to a private balcony, creating the perfect space to relax and unwind. The designer kitchen is sure to impress with an oversized island, quartz countertops, full-height quartz backsplash, custom cabinetry with soft-close doors and drawers, brass hardware, under-cabinet lighting, and premium integrated appliances including a gas cooktop, panelled refrigerator and dishwasher, built-in microwave, and sleek range hood. Ideal for homeowners and guests alike, both bedrooms function as private retreats with walk-through closets and spa-inspired ensuites featuring dual vanities and elegant penny tile flooring. A dedicated laundry room with side-by-side washer and dryer, quartz countertop, and additional storage adds everyday convenience. Additional features include a titled underground parking stall, secure bike storage, and underground visitor parking. Residents enjoy exclusive access to outstanding building amenities, including a stunning rooftop sun deck on the 8th floor and a stylish owner's lounge on the 2nd floor. Perfectly positioned close to shopping, restaurants, schools, parks, and major commuter routes, this exceptional residence offers the ideal blend of luxury, comfort, and convenience. Whether you're looking for your next home or a premium investment opportunity, Gateway delivers.