

**516, 8505 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2318978**



**\$325,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	543 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 356
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , 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, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Gateway by Truman, located in the heart of West Springs, one of Calgary's most established and sought-after west side communities. Enjoy the convenience of having restaurants, cafes, grocery stores, fitness facilities, professional services, parks, and walking pathways just steps from your door. With quick access to downtown Calgary, Stoney Trail, Bow Trail, and the mountains, West Springs continues to be a popular choice for professionals, first-time buyers, downsizers, and investors alike. This 5th-floor, 1-bedroom, 1-bathroom condo offers 543 sq. ft. of well-designed living space and desirable south-facing exposure. The open-concept layout features over-height ceilings, large windows, and modern finishes throughout. The kitchen is equipped with quartz countertops, custom cabinetry, soft-close drawers, a gas cooktop, built-in wall oven, and integrated appliances. The spacious bedroom includes a walk-in closet, while the private south-facing balcony provides excellent natural light throughout the day. Additional features include central air conditioning, in-suite laundry, titled underground parking, and the comfort and durability of concrete construction. An excellent opportunity to own in a prime West Springs location with everyday amenities and major transportation routes just minutes away.