

**606, 8445 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2323147



\$349,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	572 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to Gateway by TRUMAN, perfectly positioned in Calgary's vibrant, master-planned West District. Built with concrete construction, this residence delivers refined design, elevated finishes, and effortless urban living. This 2-bedroom, 2-bathroom condo with titled underground parking showcases chevron wide-plank flooring, designer lighting, and smooth flat-painted ceilings for a clean, contemporary aesthetic. Expansive floor-to-ceiling windows flood the interior with natural light and frame impressive city views, while central air conditioning provides year-round comfort. The chef-inspired kitchen is both striking and functional, featuring matte custom cabinetry, brushed-gold accents, quartz countertops and full backsplash, under-cabinet lighting, and a generous eating bar. Premium appliances include a gas cooktop, wall oven, 36" Fisher & Paykel integrated refrigerator, panelled dishwasher, and statement hood fan. Open-concept living and dining areas extend seamlessly to a private balcony. The primary suite offers a walk-in closet and spa-inspired ensuite complete with quartz counters, mosaic tile detailing, and a glass-enclosed shower. The second bedroom provides versatility as a guest room or home office, with convenient access to a stylish four-piece bath. Additional highlights include in-suite laundry, excellent storage, and secure titled underground parking. Residents enjoy upscale amenities including a rooftop patio, owner's lounge, concierge service, bike storage, EV charging stations, and visitor parking. Surrounded by parks, pathways, boutique shopping, cafés, and dining, this is elevated urban living in one of Calgary's most desirable communities.