

410, 8445 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2174563



## \$550,000

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	In Garage Electric Vehicle Charging Station(s), Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped		

<b>Heating:</b>	Fan Coil, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 710
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Experience unparalleled luxury in the exquisite Gateway Condominium Development nestled in the vibrant community of West District. This home has an allure of upgrades to ensure convenience and comfort. As you walk in you will immediately be captivated by the HERRINGBONE luxury vinyl plank flooring, 9-FOOT ceilings and designer colors throughout. The kitchen is a chef's dream, designed with meticulous attention to detail. The centrepiece is a stunning 10-FOOT island, featuring upgraded storage with extra cupboard space with a set of three drawers for all your culinary essentials. Premium stainless-steel appliances include a gas range, built-in electric oven, and an INTEGRATED refrigerator + dishwasher for a seamless, custom look. The top-of-the-line composite sink comes equipped with a high-quality, ultra-quiet triple-blade garburator and a water filtration system, ensuring both functionality and elegance in your cooking space. Adjacent to the kitchen is the impressive den area, ideal for a business professional. The den is accessed through elegant GLASS DOORS, opening into a spacious and versatile room that can be tailored to meet your needs. Whether you envision a refined home office, a private study, or a stylish meeting space, this den provides the ideal setting. The built-in wine rack adds a touch of luxury and convenience, making it easy to entertain guests or unwind after a long day. With ample space for a large desk, shelving, and additional seating, you can create a productive and comfortable environment that reflects your professional lifestyle. One of the standout features of this unit is the inviting OPEN FLOOR PLAN that seamlessly connects the kitchen, dining, and living areas, creating a perfect space for entertaining family and friends. The SOUTH-facing orientation floods the unit with abundant natural light throughout the day, enhancing

the warm and welcoming atmosphere. The primary bedroom is a spacious retreat featuring a walk-through closet and a lavish 4-piece ensuite. Indulge in the double vanities, enjoy the sleek glass stand-up shower, and admire the beautiful tiling throughout, all designed to provide a serene and sophisticated ambiance. The SOUTH-facing balcony is also another huge highlight as it is extremely PRIVATE and offers breathtaking, unobstructed panoramic views of the Rocky Mountains. Built with steel & concrete, this low-maintenance residence is perfect for working professionals or retirees seeking a blend of comfort and convenience. The unit includes an underground parking space, ensuring your vehicle is always secure as well as 3 ADDITIONAL STORAGE UNITS (Valued at over \$10,000). Building amenities elevate your living experience with an Owner's Lounge, a rooftop patio, & underground parkade. Additional conveniences include MOTORIZED BLINDS in the living room and bedroom, bike storage, lobby concierge, and ground-level restaurants, shops, plus health/wellness studios.