

\$709,900 - 112, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2249976

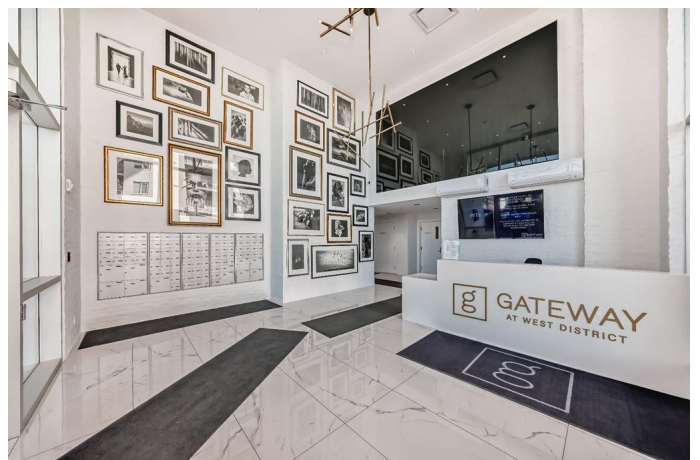
\$709,900

2 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway by TRUMAN, set in the vibrant and master-planned community of West District. This concrete-constructed, 2-level brownstone offers an unparalleled blend of modern elegance and convenience, featuring 2 bedrooms, 2.5 bathrooms, a versatile study, and the added bonus of 2 titled underground parking stalls. Step inside and experience the finest craftsmanship with luxurious details at every turn. Enjoy year-round comfort with air conditioning, while Chevron wide-plank luxury flooring graces the home, lending an air of sophistication throughout. Custom penny round mosaic tiles elevate each bathroom, creating spa-like retreats. The ambiance is further enhanced by the painted ceilings, adding a refined touch to every space. The chef-inspired kitchen is truly the heart of the home, designed to impress. With a super matte finish and striking brushed gold hardware, the kitchen boasts a seamless blend of style and function. High-end appliances include a gas cooktop and wall oven, a spacious 36" Fisher & Paykel integrated fridge, and a paneled dishwasher. Soft-close custom cabinetry, under-cabinet lighting, eating bar, and quartz countertops with a matching backsplash complete this elegant and efficient culinary space. The thoughtfully designed floor plan ensures both comfort and practicality, with floor-to-ceiling windows that fill the home with natural light. These large windows are outfitted with window coverings and open to a private patio, while



the primary suite features its own balcony—perfect for enjoying serene morning coffees or evening sunsets. Convenience is paramount with a washer and dryer included. Set in an exclusive community, Gateway offers the perfect blend of luxury, location, and lifestyle. Stay tuned for the upcoming photo gallery that will capture the beauty of this residence.

Built in 2020

Essential Information

MLS® #	A2249976
Price	\$709,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	112, 8445 Broadcast Avenue Sw
Community	West Springs
Condo	Z-name Not Listed
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4C7

Amenities

Amenities	Visitor Parking, Elevator(s), Roof Deck, Secured Parking
Parking Spaces	2

Parking	Underground
---------	-------------

Interior

Interior Features	See Remarks, High Ceilings
-------------------	----------------------------

Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
------------	--

Heating	Natural Gas, Fan Coil
---------	-----------------------

Cooling	Central Air
---------	-------------

# of Stories	8
--------------	---

Exterior

Exterior Features	Other
-------------------	-------

Roof	Rubber
------	--------

Construction	Concrete
--------------	----------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	September 1st, 2025
-------------	---------------------

Days on Market	45
----------------	----

Zoning	DC
--------	----

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.