

780-380-6207  
meghan@meghanrobinson.net

210, 8505 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2173361



**\$574,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Guest, On Street, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Electric	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 587
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, See Remarks		

**Inclusions:** N/A

Discover a seamless blend of sophistication and modern living in this stylish 2 bedroom, 2 bathroom condo situated in the luxurious Gateway condominiums. Nestled in the thriving community of West Springs, this gorgeous 1000 +/- sq ft unit features an open concept layout, dark-toned chevron floors, a spacious balcony and en-suite laundry. With stunning natural light from large windows, neutral tones and tasteful finishes throughout, this is a place you will love coming home to! Relax and unwind in the sun-lit living room or enjoy entertaining friends in the contemporary kitchen featuring an oversized island. The primary bedroom boasts a walk-through closet to private en-suite bathroom with double vanities, while the second bedroom also features an en-suite bathroom. Sliding doors from the living room lead out to your private balcony with south exposure and a gas hook up inviting you to savour&nbsp;summer barbecues! The unit comes with one titled parking space for your convenience. A fabulous option for new home buyers, professionals, investors or those looking to downsize in style. The building offers bike storage, a residents sundeck and a 2nd Floor owners lounge. The prime location puts you close to great schools, shopping, parks, restaurants and offers easy access to Stoney Trail. There is nothing for you to do but move right in and enjoy! Book your showing today!