

# \$605,000 - 518, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2215948

**\$605,000**

2 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

\$25,000 price reduction on this exceptional 2-bedroom 2-bathroom corner unit in the Gateway at West District! Imagine waking up to beautiful, unobstructed mountain views every morning or taking a short stroll for an evening out at one of Calgary's favourite restaurants. As you enter the space, you will notice the impeccable attention to detail and quality craftsmanship throughout. Elegant chevron plank floors and high 9 foot ceilings create effortless sophistication, while the open concept design of the living & dining areas radiates an Old World vibe paired with modern luxury living. Enjoy hosting and entertaining guests from the stylish chef's kitchen showcasing sleek quartz countertops, brushed gold hardware, beautiful white cabinetry, integrated designer appliances, and a gas range. Step out to the private wraparound balcony to soak in breathtaking panoramic views. Both bedrooms are generous in size and feature large walk-in closets, while both the ensuite and main bathroom feature custom mosaic tiles and spa finishings for ultimate relaxation. The unit comes equipped with in-suite laundry, A/C, titled UG parking, and access to a communal rooftop patio. Gateway is an all-concrete residential complex with an inviting concierge. Located just 15 minutes to downtown and a quick trip to enjoy mountain getaways. Schedule your private viewing today!

Built in 2023



## Essential Information

MLS® #	A2215948
Price	\$605,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	518, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

## Amenities

Amenities	Elevator(s), Parking, Roof Deck, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Microwave, Oven, Washer/Dryer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

## Exterior

Exterior Features	Balcony, BBQ gas line
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Construction            Concrete

**Additional Information**

Date Listed            May 12th, 2025  
Days on Market        46  
Zoning                  DC

**Listing Details**

Listing Office            Rentch Real Estate

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