

\$372,500 - 605, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2245551

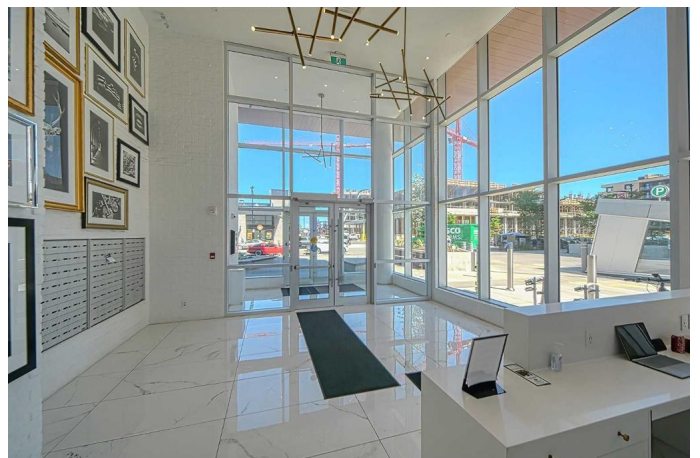
\$372,500

2 Bedroom, 2.00 Bathroom, 573 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Luxurious and modern condo living in one of Calgary's most sought-after buildings "Gateway West". Situated in the prestigious West District, this stunning unit offers 573 SF of chic living space featuring 2 bedrooms and 2 full bathrooms, tailored for comfort and efficiency. Upon entering, you will immediately notice the durable, herringbone vinyl plank floors and abundance of natural light flood the open floorplan. The sleek Chef's kitchen is equipped with with upscale built in appliances, quartz countertops, undercabinet lighting and an over-sized island with eating bar. Smooth transition to the living room where you can step outside to enjoy the expansive balcony, complete with a natural gas hook-up for a BBQ making it the perfect space for outdoor dining and entertaining while enjoying views of the vibrant neighborhood. The primary bedroom includes a walk-in closet with custom built-ins and a spa-inspired 3 piece bathroom with glass encased walk-in shower. A second bedroom, 4 piece bathroom and convenient insuite laundry complete this unit. Don't overlook the central AC, titled underground parking and assigned storage. Ideally located in the heart of new development, the condo is moments away from restaurants, schools, and public transport. Its proximity to downtown and quick access to Stoney Trail facilitate easy commutes to the city or leisurely trips to the mountains. Amenities include Lobby Concierge Tues-Sat and a party/event room, as well as secure underground visitor parking.



This condo is an excellent choice for those entering the housing market or seeking an upgrade to a lively, amenity-rich area of Calgary.

Built in 2019

Essential Information

MLS® #	A2245551
Price	\$372,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	573
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	605, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

Amenities

Amenities	Elevator(s), Party Room, Roof Deck, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Off Street, Parkade, Titled, Underground, Secured

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop,

	Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Metal Siding

Additional Information

Date Listed	August 5th, 2025
Days on Market	36
Zoning	DC

Listing Details

Listing Office	MaxWell Canyon Creek
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