# \$1,198,000 - 701, 8445 Broadcast Avenue Sw, Calgary

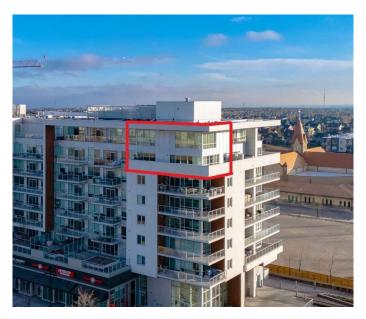
MLS® #A2212079

## \$1,198,000

3 Bedroom, 3.00 Bathroom, 1,765 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

**OPEN HOUSE - THURSDAY AND** SATURDAY - 3PM TO 5PM. Introducing a spectacular two-storey Penthouse in Gateway East. Featuring THREE BEDROOMS with THREE ENSUITE BATHS, a wrap-around balcony and incredible mountain views to the NW and SW. The living room and dining areas are open to the entertaining kitchen and dining spaces. The upgrades in this beautifully appointed "Ralph Lauren" styled residence include custom closets and pantries, wool damask draperies, motorized blinds, Wolf and Subzero professional appliances and a 4" quartz kitchen countertop. This residence features two entrances, one on each floor both with elevator access to both levels. An upper-level mud room closet and shoe shelving were custom built separate from the main floor with access from the 8th floor. The main living area also features a built-in wine serving area, and a large built-in storage cabinet. The upper level features two additional bedrooms while the main floor third bedroom is can also be used as a home office/den space. The luxurious primary ensuite boasts dual vanities, a frameless glass shower and a custom walk-in closet with gold fixtures matching the bathroom cabinetry. Every space has been thoughtfully designed to encompass warm modern living with elegant finishings and decor. This unit includes two title parking stalls, two large storage units, air conditioning, upgraded lighting, glass railings and beautiful outdoor living space. The







building boasts a party/entertainment room on the second floor and a large South sundeck on the 8th floor. Situated in the center of existing and future amenities with a grocery store being built across the street, local coffee shops, fabulous restaurants, multiple gyms, yoga studios, massage centers, beauty salons and much more to come in "West District". Don't miss your chance to own this luxurious condo in the heart of this fabulous community! Immediate Possession Available.

Built in 2019

#### **Essential Information**

MLS® # A2212079 Price \$1,198,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,765 Acres 0.00 Year Built 2019

Type Residential
Sub-Type Apartment
Style Penthouse

Status Active

# **Community Information**

Address 701, 8445 Broadcast Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6B6

## **Amenities**

Amenities Bicycle Storage, Elevator(s), Party Room, Roof Deck, Storage, Visitor

Parking, Garbage Chute

Parking Spaces 2

Parking Parkade, Stall, Side By Side

### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, No Animal Home,

No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate

Entrance, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator,

Washer

Heating Fan Coil
Cooling Central Air

# of Stories 8

#### **Exterior**

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

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 67
Zoning DC

# **Listing Details**

Listing Office Coldwell Banker Mountain Central

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.