

\$549,900 - 310, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2224722

\$549,900

2 Bedroom, 2.00 Bathroom, 1,012 sqft

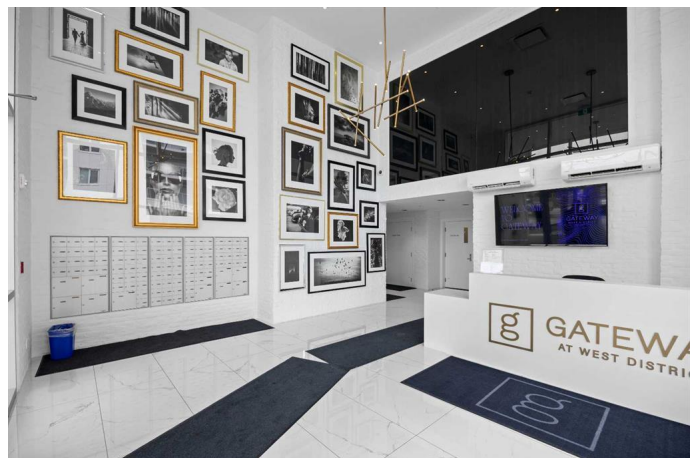
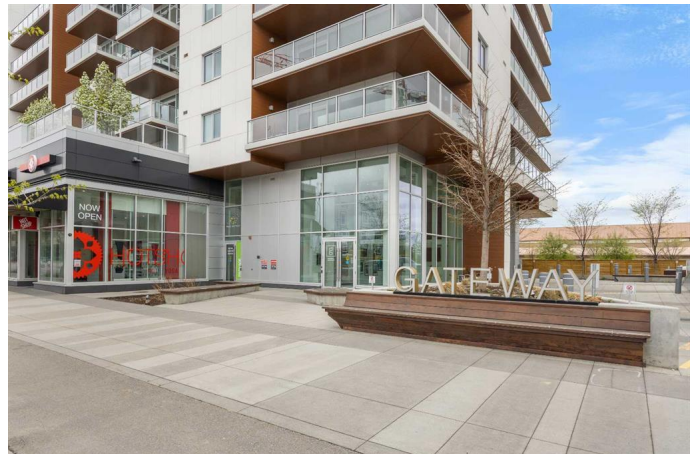
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway by TRUMAN â€” a concrete-built luxury condo in the heart of West District, one of Calgaryâ€™s most desirable master-planned communities. This beautifully appointed 2 Bedroom, 2 Bathroom residence offers over 1,000 sq.ft. of stylish living with 9â€™ ceilings and luxury vinyl plank flooring throughout.

Step into the elegant Kitchen, a true culinary haven, thoughtfully designed with a large center island, quartz countertops, gas cooktop, built-in oven, integrated refrigerator, built-in pantry, and soft-close custom cabinetry. The open-concept layout extends into a spacious Dining and Living area, filled with natural light from the expansive floor-to-ceiling windows. With both the Living Room and Bedrooms facing south, the home is bathed in sunlight throughout the day, creating a warm and uplifting atmosphere. A large south-facing balcony provides the perfect outdoor retreat, complete with a gas hookupâ€”ideal for BBQ lovers or enjoying sunny afternoons.

The Primary Bedroom includes a generously sized walk-in closet and a beautifully finished 4-piece Ensuite Bath with double vanity and designer penny round mosaic tile. The Second Bedroom includes a cheater door to the main bath â€” ideal for guests or shared living. Additional highlights include in-suite laundry, central A/C, and a TITLED underground parking stall.



Gateway residents enjoy access to a beautiful lobby with concierge service (Monâ€“Fri), a resident lounge with wet bar and TV, and a rooftop terrace â€” perfect for relaxing or entertaining.

Located just steps from shops, cafes, and restaurants right below the building, and across from the soon-to-open Sobeyâ€™s. Quick access to Stoney Trail, Bow Trail, and Sarcee Trail means you're only 20 minutes to downtown, and about an hourâ€™s drive to the Rockies.

This is luxury living in a community that truly has it all â€” lifestyle, location, and design.

Built in 2019

Essential Information

MLS® #	A2224722
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	310, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B6

Amenities

Amenities	Elevator(s), Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Oven, Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	3
Zoning	DC

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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