

# \$627,900 - 317, 8505 Broadcast Avenue Sw, Calgary

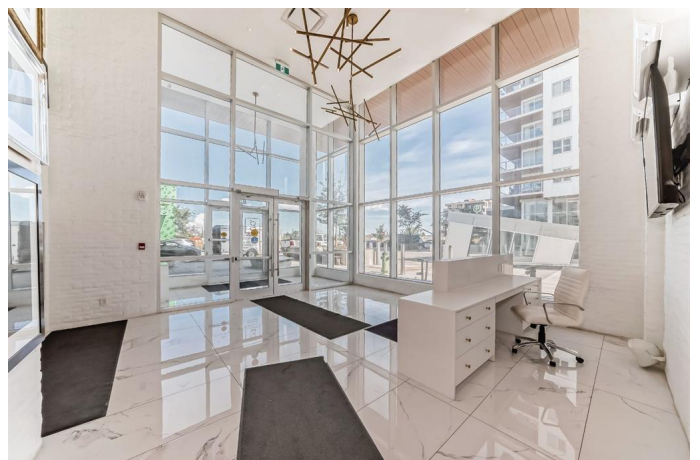
MLS® #A2198263

**\$627,900**

2 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway by TRUMAN, a luxurious residence located in the prestigious Master-Planned West District community. This concrete-constructed home offers 2 spacious bedrooms, 2 bathrooms, a dedicated home office, and a titled underground parking stall. From the moment you step inside, youâ€™ll notice the meticulous attention to detail. Enjoy the timeless beauty of Chevron luxury wide plank flooring throughout. The bathrooms feature stunning custom penny round mosaic tiles, adding a touch of sophistication. With soaring 9-foot painted ceilings and ample windows in this corner unit, the home feels bright and inviting. The chef-inspired kitchen is the heart of this home, featuring a luxurious White Super Matte finish accented by brushed gold hardware. High-end appliances, including a 36â€• integrated Fisher & Paykel fridge, panelled dishwasher, gas cooktop, and wall oven, elevate your culinary experience. The kitchen is completed with soft-close custom cabinetry, under-cabinet lighting, and Quartz countertops and backsplash for an upscale finish. One of the most unique features of this home is the expansive corner wrap-around balcony, offering panoramic views and providing the perfect outdoor retreat. The large floor-to-ceiling windows flood the interior with natural light, creating a seamless connection between indoor and outdoor living spaces. Additional conveniences include an in-suite washer and dryer and window coverings throughout, adding both privacy and style.



Built in 2020

### Essential Information

MLS® #	A2198263
Price	\$627,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	317, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4C7

### Amenities

Amenities	Elevator(s), Visitor Parking, Roof Deck, Secured Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	High Ceilings, See Remarks
Appliances	Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

### Exterior

Exterior Features	Other
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Roof	Rubber
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	33
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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