

# \$529,000 - 217, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2243411

**\$529,000**

2 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Discover refined urban living at Gateway by TRUMAN, where sophisticated design meets unbeatable convenience in West District's premier community. This exquisite 2-bedroom, 2-bathroom concrete-built residence offers both style and substance, featuring luxury wide plank flooring, designer mosaic tile accents in the baths, and soaring 9-foot ceilings illuminated by ambient LED lighting. The chef-inspired kitchen is a masterpiece of functionality and elegance, showcasing quartz countertops with matching backsplash, a premium gas range with built-in wall oven, and fully integrated panel-ready appliances—all complemented by soft-close cabinetry with brushed gold hardware. Entertain effortlessly on your spacious private patio, or enjoy the convenience of in-suite laundry and custom window treatments. Situated moments from chic cafes, acclaimed restaurants, boutique fitness studios, and vibrant entertainment, this isn't just a home—it's your gateway to the best of urban living. Experience West District living at its finest—where every detail reflects uncompromising quality and style.

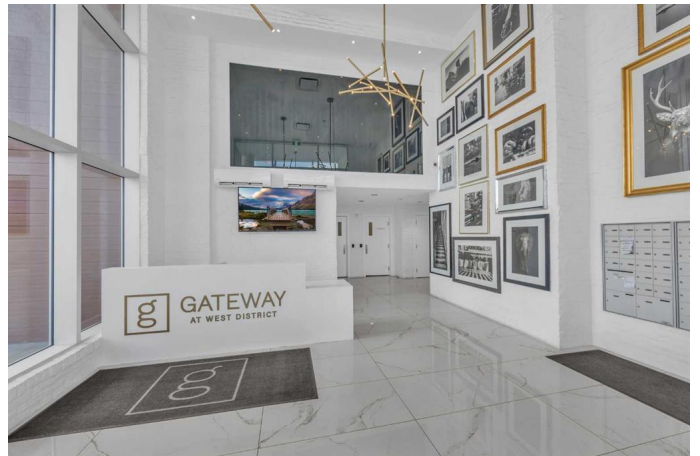
Built in 2022

## Essential Information

MLS® # A2243411

Price \$529,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,018             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 217, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H6B5                        |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Roof Deck |
| Parking Spaces | 1                                                    |
| Parking        | Underground                                          |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)                                         |
| Appliances        | Dishwasher, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Gas Cooktop |
| Heating           | Fan Coil                                                                                  |
| Cooling           | Central Air                                                                               |
| # of Stories      | 8                                                                                         |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Rubber          |
| Construction      | Concrete, Mixed |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 35              |

ZoningDC

Listing Details

Listing OfficePREP Realty

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