

# \$1,149,999 - 701, 8505 Broadcast Avenue Sw, Calgary

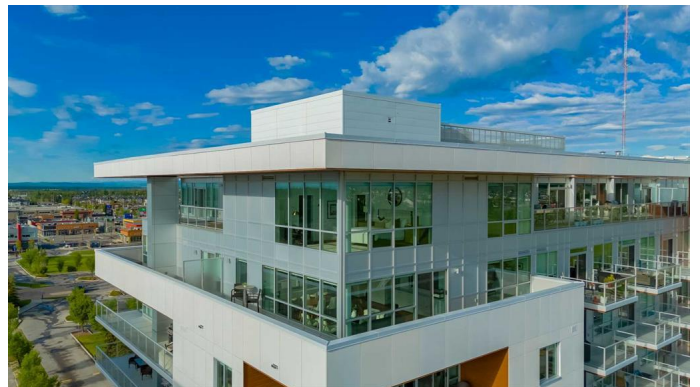
MLS® #A2191993

**\$1,149,999**

3 Bedroom, 4.00 Bathroom, 1,762 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 5TH 12PM-2PM. Welcome to the epitome of luxury living at the Gateway, where Apartment 701 awaits to redefine your urban experience. This TWO-LEVEL PENTHOUSE spans OVER 1700 SQUARE FEET of indulgent space, offering sweeping views of both the Alberta rural hills and majestic Rocky Mountains. As you step inside, high ceilings and rich chevron pattern flooring greet you, accompanied by an abundance of natural light streaming through large windows that adorn every corner. The bright OPEN FLOORPLAN seamlessly connects the living, dining, and kitchen areas, where quartz counters and stainless-steel appliances gleam under the spotlight. A large slab of quartz serves as a luxurious backsplash, while the refrigerator and dishwasher being seamlessly integrated into the cabinetry give the space an elevated touch. The spacious wrap-around balcony beckons for alfresco entertaining with plenty of space for dining with friends and family. Remote control blinds add convenience to controlling the ambiance of the space. This CORNER UNIT boasts three bedrooms, including a spacious primary ensuite featuring a stunning double vanity, frameless glass shower, and a massive walk-in closet. With four and a half baths in total, comfort and convenience are never compromised. Additional perks include TWO TITLED PARKING SPOTS and access to superb amenities such as fitness facilities, beauty



services, and a selection of coffee shops and restaurants right at your doorstep. Located just moments away from Calgary's top private schools and with easy access to the downtown core and Highway 1 leading to Banff, Apartment 701 offers a lifestyle of unparalleled luxury and convenience.

Built in 2020

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2191993         |
| Price          | \$1,149,999      |
| Bedrooms       | 3                |
| Bathrooms      | 4.00             |
| Full Baths     | 3                |
| Half Baths     | 1                |
| Square Footage | 1,762            |
| Acres          | 0.00             |
| Year Built     | 2020             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 701, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H6B5                        |

**Amenities**

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Garbage Chute, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                           |
| Parking        | Parkade, Underground                                                                                        |

**Interior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer, Window Coverings                                                                 |
| Heating           | Fan Coil, Electric                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                |
| # of Stories      | 8                                                                                                                                                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Construction      | Concrete, Mixed                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 56                  |
| Zoning         | DC                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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