

# \$629,900 - 417, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2228925

**\$629,900**

2 Bedroom, 2.00 Bathroom, 1,117 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® #	A2228925
Price	\$629,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,117
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	417, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6B5

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Underground

## Interior

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

## Exterior

Exterior Features	Balcony
-------------------	---------

Roof	Rubber
Construction	Concrete

**Additional Information**

Date Listed	June 7th, 2025
Days on Market	9
Zoning	DC

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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.