

# \$839,900 - 114, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2249978

**\$839,900**

3 Bedroom, 3.00 Bathroom, 1,868 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Located in the master-planned community of West District, Gateway offers an exceptional standard of living. This meticulously designed 2-level Brownstone is a perfect blend of modern elegance and sophisticated craftsmanship, featuring 3 Bedrooms, 3 Bathrooms, and a versatile main floor Den/Bedroom. It also includes 2 titled underground parking stalls, offering both convenience and security. From top to bottom, this home is crafted with the highest quality finishes and attention to detail. Inside, you'll find luxurious touches like air conditioning, Chevron luxury wide-plank flooring, and custom penny round mosaic tiles in every bathroom. LED pot lights illuminate the space, highlighting the elegantly painted ceilings throughout. The chef-inspired kitchen is a true centre piece, boasting a super matte finish cabinet with brushed gold hardware, high-end appliances, and exquisite design. It includes a gas cooktop, wall oven, an integrated 36" Fisher & Paykel fridge, panelled dishwasher, and soft-close custom cabinetry. The under-cabinet lighting and stunning quartz countertops and backsplash add to the visual appeal, making this kitchen a space both functional and beautiful. Other thoughtful features include a washer and dryer, custom window coverings for the floor-to-ceiling windows, and direct access to the private patio. The Primary Suite offers its own private balcony, providing the perfect retreat. Experience unparalleled luxury and comfort at



Gateway. Stay tuned for an upcoming photo gallery that will showcase the full beauty of this one-of-a-kind residence. This is more than just a home – it’s a lifestyle!

Built in 2020

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2249978         |
| Price          | \$839,900        |
| Bedrooms       | 3                |
| Bathrooms      | 3.00             |
| Full Baths     | 3                |
| Square Footage | 1,868            |
| Acres          | 0.00             |
| Year Built     | 2020             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 114, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 4C7                       |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Roof Deck, Secured Parking, Visitor Parking |
| Parking Spaces | 2                                                        |
| Parking        | Underground                                              |

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, See Remarks                                                                                  |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Gas Cooktop |
| Heating           | Fan Coil, Natural Gas                                                                                       |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 8           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Roof              | Rubber          |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 56                  |
| Zoning         | DC                  |

## Listing Details

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

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