

**217, 8505 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2237454**



**\$599,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 666
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

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.