

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

MLS # A2243411



\$529,000

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

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 666
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	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.