

# \$1,198,000 - 701, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2212079

**\$1,198,000**

3 Bedroom, 3.00 Bathroom, 1,765 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

OPEN HOUSE - THURSDAY AND SATURDAY - 3PM TO 5PM. Introducing a spectacular two-storey Penthouse in Gateway East. Featuring THREE BEDROOMS with THREE ENSUITE BATHS, a wrap-around balcony and incredible mountain views to the NW and SW. The living room and dining areas are open to the entertaining kitchen and dining spaces. The upgrades in this beautifully appointed "Ralph Lauren" styled residence include custom closets and pantries, wool damask draperies, motorized blinds, Wolf and Subzero professional appliances and a 4" quartz kitchen countertop. This residence features two entrances, one on each floor both with elevator access to both levels. An upper-level mud room closet and shoe shelving were custom built separate from the main floor with access from the 8th floor. The main living area also features a built-in wine serving area, and a large built-in storage cabinet. The upper level features two additional bedrooms while the main floor third bedroom is can also be used as a home office/den space. The luxurious primary ensuite boasts dual vanities, a frameless glass shower and a custom walk-in closet with gold fixtures matching the bathroom cabinetry. Every space has been thoughtfully designed to encompass warm modern living with elegant finishings and decor. This unit includes two title parking stalls, two large storage units, air conditioning, upgraded lighting, glass railings and beautiful outdoor living space. The



building boasts a party/entertainment room on the second floor and a large South sundeck on the 8th floor. Situated in the center of existing and future amenities with a grocery store being built across the street, local coffee shops, fabulous restaurants, multiple gyms, yoga studios, massage centers, beauty salons and much more to come in "West District". Don't miss your chance to own this luxurious condo in the heart of this fabulous community! Immediate Possession Available.

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212079    |
| Price          | \$1,198,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,765       |
| Acres          | 0.00        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 701, 8445 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6B6                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Garbage Chute, Party Room, Roof Deck, Storage, Visitor Parking |
| Parking Spaces | 2  |

|         |                              |
|---------|------------------------------|
| Parking | Parkade, Side By Side, Stall |
|---------|------------------------------|

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Walk-In Closet(s), No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer   |
| Heating           | Fan Coil  |
| Cooling           | Central Air   |
| # of Stories      | 8   |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Lighting |
| Construction      | Concrete, Metal Siding |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 70               |
| Zoning         | DC               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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