

# \$429,000 - 707, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2253376

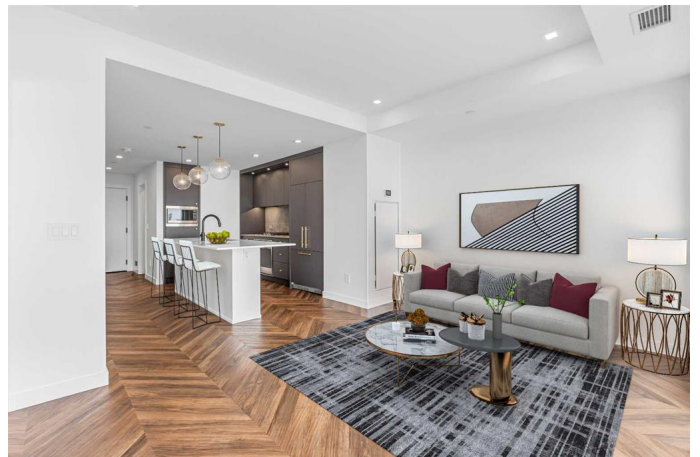
**\$429,000**

2 Bedroom, 2.00 Bathroom, 758 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Perfectly positioned in one of Calgary's most sought-after communities, this stylish 2019 concrete building puts you just steps from the city's best shops, restaurants, caf  s, and entertainment. Whether you're heading downtown in 15 minutes or escaping west to the mountains, this location offers the ultimate balance of work, play, and adventure  with the new ring road only three minutes away. Inside this 2-bedroom, 2-bathroom residence, every detail speaks to refined living. The open-concept layout is enhanced by soaring 9-foot ceilings and chic chevron-patterned luxury vinyl plank flooring. The chef-inspired kitchen showcases quartz countertops, under-cabinet lighting, and sleek soft-close cabinetry, complemented by premium built-in appliances: a paneled fridge and dishwasher, gas stovetop, hidden range hood, and microwave. Retreat to your spacious primary bedroom with its private 3-piece ensuite, while the second bedroom and full 4-piece bath offer flexibility for guests, a home office, or both. Convenience is built in with in-suite laundry and a heated underground parking stall. Step outside onto your private balcony or immerse yourself in the elevated lifestyle that Gateway offers. Concierge service (Monday  Friday), underground visitor parking, a welcoming owner's lounge, a sun-soaked rooftop sundeck, and secure bike storage make life effortless. On the ground floor, a curated selection of tenants  including UNA Pizza,



Deville Coffee, Metro Wine, F45 Training, YYC Cycle, Hot Shop Yoga, and moreâ€”puts everything you need right at your doorstep. Pet-friendly and renowned for its prestige, Gateway at West District isnâ€™t just a place to liveâ€”itâ€™s a lifestyle.

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253376          |
| Price          | \$429,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 758               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 707, 8445 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6B6                       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Roof Deck |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Parkade, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, |
|-------------------|---|

|              |  |
|--------------|--|
|              | Soaking Tub, Walk-In Closet(s)   |
| Appliances   | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings |
| Heating      | Fan Coil, Natural Gas  |
| Cooling      | Central Air  |
| # of Stories | 7  |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Roof              | Rubber                |
| Construction      | Concrete, Metal Frame |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 1                   |
| Zoning         | DC                  |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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