# \$499,000 - 615, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2266808

## \$499,000

2 Bedroom, 2.00 Bathroom, 756 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway by Truman in Calgary's premier West Districtâ€"where modern design meets urban convenience. This beautifully designed 2-bedroom, 2-bath condo offers 756 sq. ft. of elegant living space plus a private balcony off the living area, perfect for relaxing or entertaining outdoors.

Step inside to an open-concept layout featuring a stunning designer kitchen with quartz countertops, full-height cabinetry, and built-in appliances that blend seamlessly into the space. The spacious living room flows naturally onto the balcony, allowing abundant natural light through large windows.

The primary suite offers a walk-in closet and a luxurious 3-piece ensuite, while the second bedroom is ideal for guests or a home office, paired with a full 4-piece bathroom.

Enjoy the comfort of air conditioning, in-suite laundry, and underground titled parking. The building also features an impressive lobby, retail shops on the main level, and nearby amenities including restaurants, grocery stores, and fitness studiosâ€"all just steps away.

Situated in one of Calgary's most sought-after communities, this condo delivers the perfect balance of lifestyle, luxury, and locationâ€"just minutes from downtown and surrounded by parks, pathways, and mountain







views.

#### Built in 2020

#### **Essential Information**

MLS® # A2266808 Price \$499,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 756
Acres 0.00
Year Built 2020

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 615, 8505 Broadcast Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6B5

#### **Amenities**

Amenities Elevator(s), Party Room, Roof Deck, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Titled, Underground

# Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range

Hood, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range

Heating Fan Coil

Cooling Central Air

# of Stories 8

# **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting

Construction Concrete

### **Additional Information**

Date Listed October 24th, 2025

Days on Market 1

Zoning DC

HOA Fees 134

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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