

# \$599,900 - 518, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2252998

**\$599,900**

2 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

This exceptional 2-bedroom 2-bathroom CORNER unit is freshly painted and move-in ready in the Gateway at West District! With 1,123 sq ft of living space, plenty of natural light, and mountain views, this is the home you have been searching for. As you enter the space, you will notice the impeccable attention to detail and quality craftsmanship throughout. Elegant chevron plank floors paired with high 9 foot ceilings create effortless sophistication, while the open concept design of the living & dining areas allows for the perfect setting to relax and entertain. The stylish chef's kitchen showcases quartz countertops, brushed gold hardware, beautiful white cabinetry, integrated designer appliances, and a gas range. Step out to the private wraparound balcony to soak in breathtaking panoramic views. Both bedrooms are generous in size and feature large walk-in closets, while both the ensuite and main bathroom feature custom mosaic tilework and spa finishings for ultimate zen. The unit comes equipped with in-suite laundry, A/C, titled UG parking, and access to a communal rooftop patio. Gateway is an all-concrete residential complex with an inviting concierge, located in trendy West Springs district with tons of shopping, restaurants and amenities. Schedule your private viewing today, this won't last long!

Built in 2020



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252998          |
| Price          | \$599,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,123             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 518, 8505 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6B5                       |

## Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Roof Deck, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                      |
| Parking        | Titled, Underground                                                                    |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Microwave, Oven, Washer/Dryer, Window Coverings                                                        |
| Heating           | Fan Coil                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                             |
| # of Stories      | 8                                                                                                                                                                       |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Concrete

**Additional Information**

Date Listed            September 1st, 2025  
Days on Market       4  
Zoning                 DC

**Listing Details**

Listing Office            Rentch Real Estate

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