

\$419,000 - 407, 8445 Broadcast Avenue Sw, Calgary

MLS® #A2201371

\$419,000

2 Bedroom, 2.00 Bathroom, 769 sqft

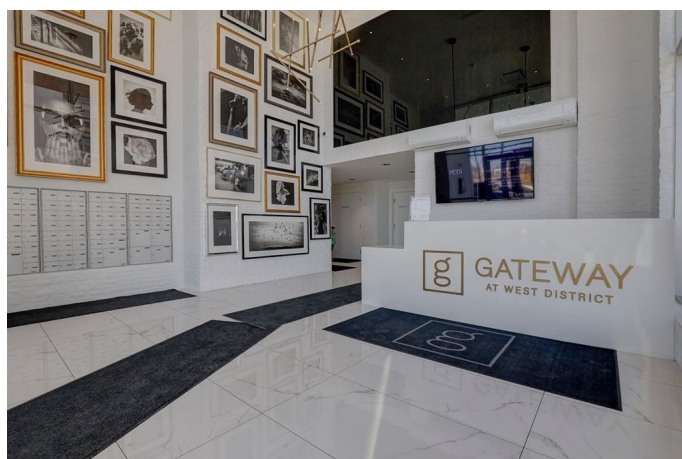
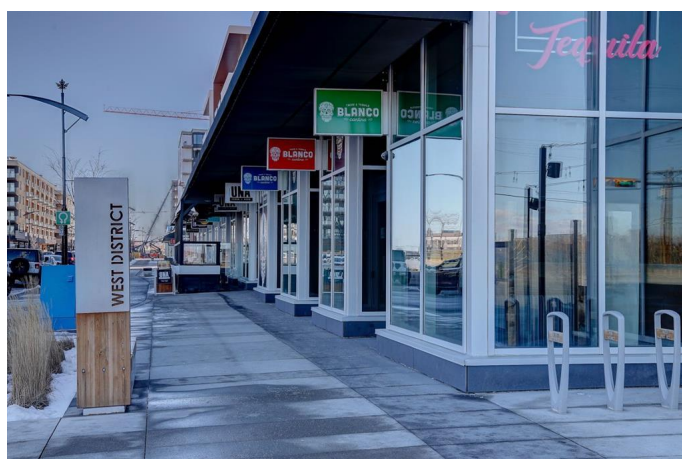
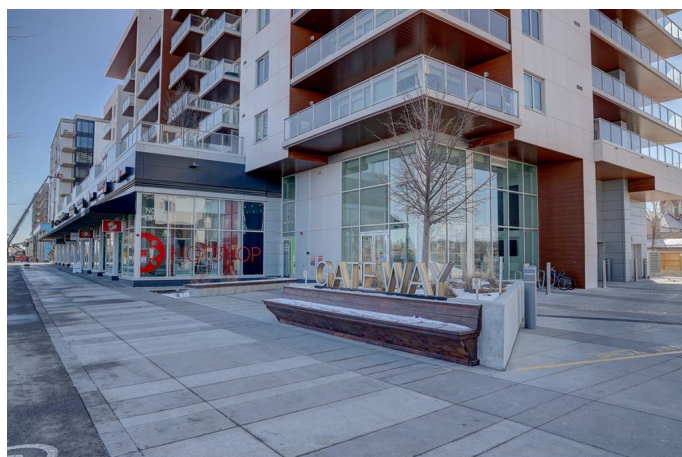
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience Elevated Living at The Gateway in West District

Step into a lifestyle of sophistication and convenience with this stunning 2-bedroom, 2-bathroom residence at The Gateway in West District. Boasting 9-foot ceilings and floor-to-ceiling windows, this open-concept home is bathed in natural light, creating a bright and airy ambiance. Built with concrete construction, this residence ensures superior soundproofing and long-term durability—an investment that stands the test of time. The interior is a masterpiece of modern design, featuring elegant herringbone wide-plank flooring, sleek flat-panel cabinetry with built-in appliances, exquisite quartz countertops, and spa-inspired bathrooms designed for ultimate relaxation. Included with this unit is a titled parking stall, along with ample visitor parking for your guests.

Situated in the heart of West District, this location is truly unbeatable, with everything you need within a five-minute walk. For grocery shopping, residents have convenient access to Sobeys, No Frills, and CO-OP Groceries. Dining options are plentiful, ranging from casual eateries to upscale restaurants, including Blanco Taqueria, UNA Pizza, Hankki, and La Diperie for a quick treat. Those looking for a refined dining experience can enjoy Mercato, offering elevated Italian cuisine, or Vin Room, a stylish wine bar and restaurant perfect for an upscale night out. For fitness



and wellness enthusiasts, HotShop Hot Yoga and F45 are just steps away, making it easy to stay active. With West District still in its early stages of development, future residents will enjoy a growing selection of new retail shops, restaurants, beauty salons, and countless new amenities that will further enhance everyday living. Whether you're downsizing or purchasing your first home, this exceptional property offers the perfect blend of style, comfort, and convenience. Don't miss out on this opportunity in a very special spot in one of Calgary's newest and most trending community.

Built in 2019

Essential Information

MLS® #	A2201371
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	407, 8445 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6B6

Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Garbage Chute
Parking Spaces	1
Parking	Underground, Parkade

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Washer, Built-In Refrigerator, Built-In Gas Range
Heating	Central
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Other
Roof	Rubber
Construction	Concrete, Mixed

Additional Information

Date Listed	March 12th, 2025
Days on Market	53
Zoning	DC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.