

# \$599,900 - 217, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2237454

**\$599,900**

2 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Discover refined urban living at Gateway by TRUMAN, where sophisticated design meets unbeatable convenience in West District's premier community. This exquisite 2-bedroom, 2-bathroom concrete-built residence offers both style and substance, featuring luxury wide plank flooring, designer mosaic tile accents in the baths, and soaring 9-foot ceilings illuminated by ambient LED lighting. The chef-inspired kitchen is a masterpiece of functionality and elegance, showcasing quartz countertops with matching backsplash, a premium gas range with built-in wall oven, and fully integrated panel-ready appliances—all complemented by soft-close cabinetry with brushed gold hardware. Entertain effortlessly on your spacious private patio, or enjoy the convenience of in-suite laundry and custom window treatments. Situated moments from chic cafes, acclaimed restaurants, boutique fitness studios, and vibrant entertainment, this isn't just a home—it's your gateway to the best of urban living. Experience West District living at its finest—where every detail reflects uncompromising quality and style.

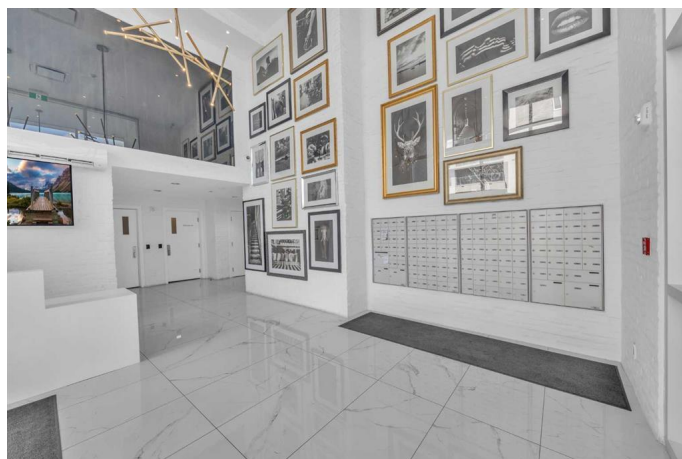
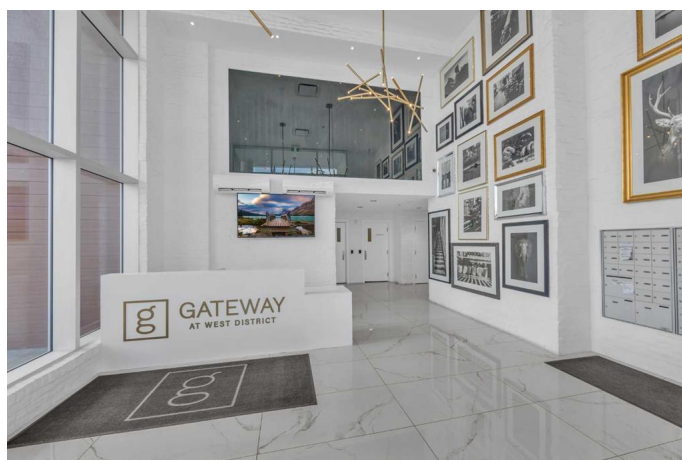
Built in 2022

## Essential Information

MLS® # A2237454

Price \$599,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	217, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6B5

### Amenities

Amenities	Elevator(s), Parking, Roof Deck, Snow Removal, Trash
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

### Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Concrete, Mixed

### Additional Information

Date Listed	July 6th, 2025
Days on Market	3

Zoning                      DC

**Listing Details**

Listing Office              PREP 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.