$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 Calgaryâ€™s most sought-after communities, this stylish 2019 concrete building puts you just steps from the cityâ€™s best shops, restaurants, cafÃ©s, and entertainment. Whether youâ€™re heading downtown in 15 minutes or escaping west to the mountains, this location offers the ultimate balance of work, play, and adventureâ€”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 (Mondayâ€“Friday), underground visitor parking, a welcoming ownerâ€™s lounge, a sun-soaked rooftop sundeck, and secure bike storage make life effortless. On the ground floor, a curated selection of tenantsâ€”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, Secured Parking, Snow Removal, Trash, Visitor Parking, Party Room, 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	10
Zoning	DC

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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