$475,000 - 603, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2256561

$475,000
2 Bedroom, 2.00 Bathroom, 855 sqft
Residential on 0.00 Acres

West Springs, Calgary, Alberta

At 603â€“8505 Broadcast Avenue SW, experience sweeping mountain, valley, and city views from this stylish two-bedroom plus den home in Gateway by Truman, West Districtâ€™s premier building. Offering 855 sq. ft. of intelligently designed living space, this home blends elevated finishes with everyday convenience in one of Calgaryâ€™s most walkable new communities.
Inside, discover Trumanâ€™s sophisticated New York colour palette, wide-plank luxury vinyl flooring, and an open-concept layout filled with natural light. The designer kitchen boasts a premium Thermador induction cooktop, integrated appliances, quartz waterfall island, and full-height cabinetry, while custom California Closets throughout the den, living room, pantry, closets, and bathrooms add storage and style. Floor-to-ceiling north-facing windows open onto a private oversized balcony with breathtaking views stretching from downtown to the Rockies. The serene primary suite features a custom his-and-hers walk-through closet and sleek ensuite, complemented by a second bedroom and full bathroom that provide flexibility for guests, family, or a spacious home office. Additional highlights include central air conditioning, concrete construction for superior sound insulation, a full-size XL washer/dryer, titled underground parking, and a secure private storage locker on an exclusive access-only floor. Step outside to cafÃ©s, dining, boutiques, fitness studios, and

everyday essentials. Local favourites like UNA Pizza + Wine and Blanco Cantina are in the building, Sobeys is across the street, and Radio Parkâ€™s eight acres of green space, playgrounds, and seasonal skating loop are a short stroll away. Top schools are nearby and quick connections to Bow Trail, Stoney Trail, and the future BRT make for an easy commute downtown or a fast escape west to the mountains. With expansive views, luxury finishes, and a vibrant walkable location, Unit 603 at Gateway is West District living at its finest. Book your private showing today.

Built in 2020

Essential Information

MLS® #	A2256561
Price	$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	855
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	603, 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	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	Real Broker

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