\$489,900 - 713, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2265637

\$489,900

2 Bedroom, 2.00 Bathroom, 762 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

BEST PRICED UNIT ON THE 7TH FLOOR WITH UNOBSTRUCTED VIEWS! Welcome to Gateway West, a CONCRETE CONSTRUCTED BUILDING located in the most sought after West District of Calgary. This unit offers an UNBEATABLE VALUE located on the 7TH FLOOR | Offering 2 BEDS & 2 BATHS | NORTH FACING BALCONY | **UNOBSTRUCTED CITY & MOUNTAIN** VIEWS | UNDERGROUND TITLED PARKING | IN-UNIT LAUNDRY | AIR CONDITIONING | BBQ GAS LINE IN BALCONY | CONCIERGE SERVICE and much more. Step inside and be greeted by oversized windows that flood the space with natural light, highlighting the HERRINGBONE-PATTERNED FLOORING that flows seamlessly throughout the main living areas. The chef-inspired kitchen is a true centrepiece, featuring BUILT-IN APPLIANCES WITH GAS COOKTOP, including a panel-ready REFRIGERATOR AND DISHWASHER THAT BLEND SEAMLESSLY WITH THE CABINETRY, quartz countertops, under-cabinet lighting, an oversized island with bar seating, and modern designer lighting. Whether you enjoy entertaining or simply cooking for yourself, this space offers both style and functionality. This unit boasts rare to find, unobstructed panoramic city and Rocky Mountain views from its living room and balcony. The primary suite offers privacy and comfort with its own ensuite, while the second bedroom is perfect for guests, a home office, or family members. Both bathrooms have been







finished to a high standard with MODERN FLOOR TILES AND FLOATING VANITIES. EXUDING A SPA-LIKE AMBIANCE. Additional features include an IN-UNIT LAUNDRY AND A TITLED UNDERGROUND PARKING STALL. ensuring convenience and peace of mind. Gateway West Apartment building comes with premium amenities like CONCIERGE SERVICE, COMMUNAL ROOFTOP PATIO and visitor parking. The MAIN FLOOR RETAIL COMPLEX provides daily conveniences like Deville Coffee and fitness facilities, while 85th Street's shops, restaurants, schools, daycare, transit, West Ridge School and Winsport Arena are just minutes away. Easy access to major roads keeps you connected to the city and nearby outdoor recreation. If you're searching for a maintenance-free lifestyle with luxurious finishes, top-tier building amenities, and one of the best views in the city, this West Springs condo is a must-see. Check the 3D tour and book your showing today!

Built in 2023

Essential Information

MLS® # A2265637 Price \$489,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 762

Acres 0.00

Year Built 2023

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 713, 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, Visitor Parking

Parking Spaces 1

Parking Parkade, Secured, Titled, Underground, Drive Through

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Kitchen

Island, No Animal Home, No Smoking Home, Quartz Counters, See

Remarks, Walk-In Closet(s)

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop,

Microwave, Range Hood, Washer, Window Coverings

Heating Fan Coil, Forced Air

Cooling Central Air

of Stories 8

Basement None

Exterior

Exterior Features Balcony, BBQ gas line, Other

Roof Other

Construction Concrete, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed October 22nd, 2025

Days on Market 13 Zoning DC

Listing Details

Listing Office RE/MAX iRealty Innovations

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