

# \$499,000 - 615, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2266808

**\$499,000**

2 Bedroom, 2.00 Bathroom, 756 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

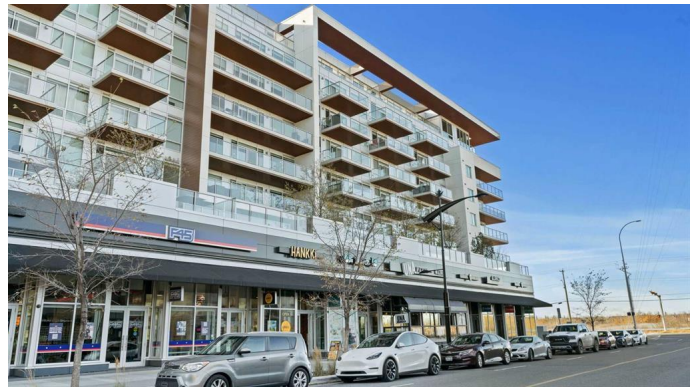
Welcome to Gateway by Truman in Calgary's premier West District where modern design meets urban convenience. This beautifully designed 2-bedroom, 2-bath condo offers 756 sq. ft. of elegant living space plus a private balcony off the living area, perfect for relaxing or entertaining outdoors.

Step inside to an open-concept layout featuring a stunning designer kitchen with quartz countertops, full-height cabinetry, and built-in appliances that blend seamlessly into the space. The spacious living room flows naturally onto the balcony, allowing abundant natural light through large windows.

The primary suite offers a walk-in closet and a luxurious 3-piece ensuite, while the second bedroom is ideal for guests or a home office, paired with a full 4-piece bathroom.

Enjoy the comfort of air conditioning, in-suite laundry, and underground titled parking. The building also features an impressive lobby, retail shops on the main level, and nearby amenities including restaurants, grocery stores, and fitness studios—all just steps away.

Situated in one of Calgary's most sought-after communities, this condo delivers the perfect balance of lifestyle, luxury, and location—just minutes from downtown and surrounded by parks, pathways, and mountain



views.

Built in 2020

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2266808          |
| Price          | \$499,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 756               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 615, 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 | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range   |
| Heating           | Fan Coil                                                                                                                              |
| Cooling           | Central Air                                                                                                                           |
| # of Stories      | 8                                                                                                                                     |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Construction      | Concrete                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Zoning         | DC                 |
| HOA Fees       | 134                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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