



\$ 335,000.00

## 604 8445 BROADCAST AVENUE SW CALGARY

<https://paulbrinton.com>

Welcome to Suite 604 at The Gateway built by award winning TRUMAN in the heart of the sought after West District. Here is your chance to own the sold-out 2A plan. Concrete constructed, this SOUTH FACING 2 bed 2 bath luxury suite includes one titled underground parking stall and features...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** High-Rise (5+)

**MLS ® #:** A1146296

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2019

**Parking:** Heated Garage, Parkade, Secured, Titled, Underground

**Post Updated:** 2021-10-13 19:38:36

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 09/15/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** None

**Exterior Features:** None

**Cooling:** Central Air

**Roof Type:** Rubber

**Flooring:** Ceramic Tile,Laminate

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Shopping Nearby

**District:** CAL Zone W

**Interior Features:** High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks

**Heating Type:** Fan Coil,Natural Gas

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC

**List Price Square Foot:** \$ 592.92

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple



**Photo Count:** 38

**Unit Exposure:** S

**Construction Materials:** Concrete,Metal  
Siding

**Appliances:** Dishwasher,Gas  
Cooktop,Microwave,Oven-Built-  
In,Refrigerator,Washer/Dryer

**Subdivision Name:** West Springs

**Restrictions:** Call Lister

**Rooms Above Grade:** 5

**Unit Number:** 604

**Suite:** No

**Living Area SF:** 565.00

**Structure Type:** High Rise (5+ stories)

