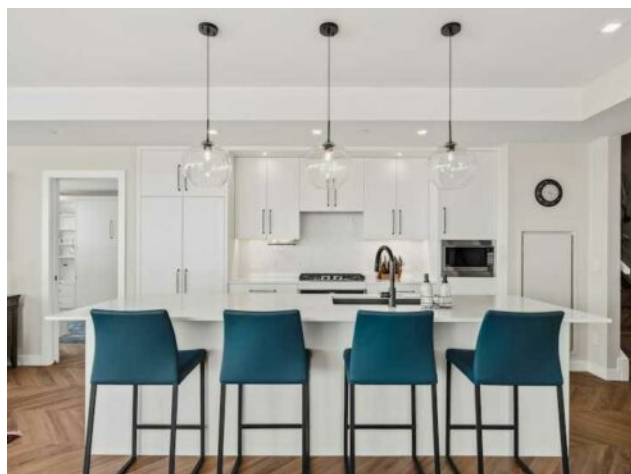


**717, 8505 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2188348**



**\$1,250,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                       |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Penthouse                |               |                  |
| <b>Size:</b>     | 1,812 sq.ft.                       | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                      |                   |          |
|--------------------|----------------------|-------------------|----------|
| <b>Heating:</b>    | Fan Coil, Forced Air | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank          | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                    | <b>Condo Fee:</b> | \$ 1,123 |
| <b>Basement:</b>   | -                    | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete             | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | -                    | <b>Utilities:</b> | -        |

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Stone Counters, Walk-In Closet(s)

**Inclusions:** n/a

Proudly presenting Suite 717, the most coveted West facing corner penthouse in the prestigious Gateway buildings. This extraordinary home offers stunning panoramic mountain views, impeccable custom upgrades, and a lifestyle of sophistication and comfort. Thoughtfully designed, the home features electric blackout blinds on all windows, a high-end security system with burglar-proof locks, and a versatile main floor with a custom Murphy bed, built-in office, two separate office spaces, refined window treatments, a customized laundry room, and comfort-raised toilets. The gourmet kitchen is a true showpiece, boasting a single bowl sink, garburator, oversized globe pendant lights, dimmable lighting, and upgraded pull out waste bins. Additional luxuries include two premium parking stalls near the elevator, two storage lockers, accessibility features throughout, and a bonus spacious storage area under the stairs. Gateway's building amenities are just as impressive: air conditioning, chevron flooring, quartz countertops, LED square pot lights, solid core doors, soft close drawers, and a gas line on the patio. Built in 2019 with concrete construction and exceptional soundproofing, this boutique style building is unlike anything else in the city. Residents enjoy access to a rooftop patio, stylish residents' lounge, concierge service, visitor parking, EV chargers, and secure bike storage. Located steps from UNA Pizza, Deville Coffee, F45 Gym, Hankki, YYC Cycle, and more, with quick access to Old Banff Coach Road, Stoney Trail, and nearby mountain escapes. The growing West District will soon offer over 1 million square feet of retail and commercial space, designed for a walkable lifestyle with 20-ft sidewalks and bike paths. Just 15 minutes from downtown, 5 minutes to Winsport, and 60 minutes to the Rockies, Suite 717 offers unmatched urban convenience with a breathtaking

natural backdrop. Book your showing today!