

\$604,900 - 708, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2227069

\$604,900

2 Bedroom, 2.00 Bathroom, 1,015 sqft
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Gateway West II – urban living at its finest in West Calgary. This stunning sub-penthouse offers the building’s prime location with breathtaking mountain views, a uniquely private patio, and no neighbors above you. Located on the quiet side of the building boasting views for miles and no planned future development. Spanning over 1,000 sq ft of open-concept space, this home includes 2 spacious bedrooms, 2 full bathrooms – including a spa-like ensuite, a chef-inspired kitchen, a separate dining or flex room, and TWO titled parking spots. With designer finishes and high-end appliances, this property is perfect for a young professional, a growing family, or an intelligent investor. As an added bonus, this home has been completely outfitted with California Closet systems in both the walk in and secondary closets to maximize the form and function of the in-unit storage. Additional secure storage in a separate area is another plus provided with this unit. Nestled in the sought-after West Springs neighborhood, it provides easy access to downtown, the Rockies, and the newly connected Stoney Trail, offering the perfect balance of convenience and tranquility. This Broadcast development is quickly becoming a popular destination, and as it grows, so will its amenities. Boasting plenty of shops, services, cafes, green spaces, and recreational options, this area is set to become a premier community for urban living in Calgary’s less congested suburbs. Shop, dine, sip, or



sweat within steps of your front door. Viewings to begin immediately, and we welcome you to book yours today.

Built in 2020

Essential Information

MLS® #	A2227069
Price	\$604,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	708, 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, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Titled, Underground
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator, Electric Oven
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	99
Zoning	DC

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.