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310, 8445 Broadcast Avenue SW
Calgary, Alberta

MLS # A2224722



\$549,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,012 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Gateway by TRUMAN — a concrete-built luxury condo in the heart of West District, one of Calgary's most desirable master-planned communities. This beautifully appointed 2 Bedroom, 2 Bathroom residence offers over 1,000 sq.ft. of stylish living with 9' ceilings and luxury vinyl plank flooring throughout. Step into the elegant Kitchen, a true culinary haven, thoughtfully designed with a large center island, quartz countertops, gas cooktop, built-in oven, integrated refrigerator, built-in pantry, and soft-close custom cabinetry. The open-concept layout extends into a spacious Dining and Living area, filled with natural light from the expansive floor-to-ceiling windows. With both the Living Room and Bedrooms facing south, the home is bathed in sunlight throughout the day, creating a warm and uplifting atmosphere. A large south-facing balcony provides the perfect outdoor retreat, complete with a gas hookup—ideal for BBQ lovers or enjoying sunny afternoons. The Primary Bedroom includes a generously sized walk-in closet and a beautifully finished 4-piece Ensuite Bath with double vanity and designer penny round mosaic tile. The Second Bedroom includes a cheater door to the main bath — ideal for guests or shared living. Additional highlights include in-suite laundry, central A/C, and a TITLED underground parking stall. Gateway residents enjoy access to a beautiful lobby with concierge service (Mon–Fri), a resident lounge with wet bar and TV, and a rooftop terrace — perfect for relaxing or entertaining. Located just steps from shops, cafes, and restaurants right below the building, and across from the soon-to-open Sobey's. Quick access to Stoney Trail, Bow Trail, and Sarcee Trail means you're only 20 minutes to downtown, and about an hour's drive to the Rockies. This is luxury living

in a community that truly has it all — lifestyle, location, and design.