

# \$450,000 - 603, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2256561

**\$450,000**

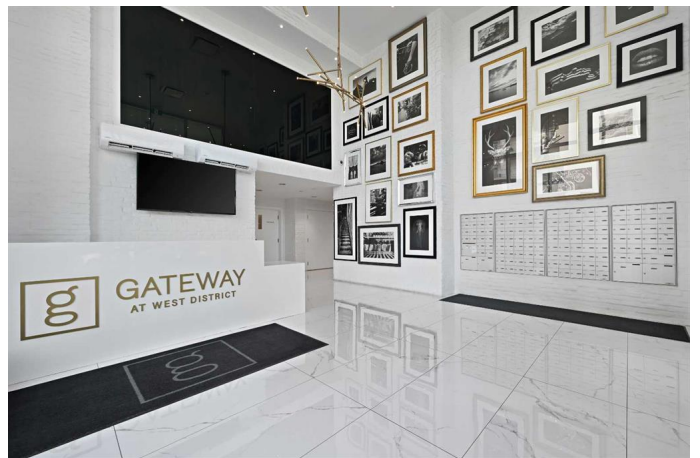
2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

At 603â€“8505 Broadcast Avenue SW, experience sweeping mountain, valley, and city views from this stylish two-bedroom plus den home in Gateway by Truman, West Districtâ€™s premier building. Offering 855 sq. ft. of intelligently designed living space, this home blends elevated finishes with everyday convenience in one of Calgaryâ€™s most walkable new communities.

Inside, discover Trumanâ€™s sophisticated New York colour palette, wide-plank luxury vinyl flooring, and an open-concept layout filled with natural light. The designer kitchen boasts a premium Thermador induction cooktop, integrated appliances, quartz waterfall island, and full-height cabinetry, while custom California Closets throughout the den, living room, pantry, closets, and bathrooms add storage and style. Floor-to-ceiling north-facing windows open onto a private oversized balcony with breathtaking views stretching from downtown to the Rockies. The serene primary suite features a custom his-and-hers walk-through closet and sleek ensuite, complemented by a second bedroom and full bathroom that provide flexibility for guests, family, or a spacious home office. Additional highlights include central air conditioning, concrete construction for superior sound insulation, a full-size XL washer/dryer, titled underground parking, and a secure private storage locker on an exclusive access-only floor. Step outside to cafÃ©s, dining, boutiques, fitness studios, and



everyday essentials. Local favourites like UNA Pizza + Wine and Blanco Cantina are in the building, Sobeys is across the street, and Radio Park's eight acres of green space, playgrounds, and seasonal skating loop are a short stroll away. Top schools are nearby and quick connections to Bow Trail, Stoney Trail, and the future BRT make for an easy commute downtown or a fast escape west to the mountains. With expansive views, luxury finishes, and a vibrant walkable location, Unit 603 at Gateway is West District living at its finest. Book your private showing today.

Built in 2020

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256561          |
| Price          | \$450,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 855               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 603, 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 | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                |
| Heating           | Fan Coil                                                                                                                        |
| Cooling           | Central Air                                                                                                                     |
| # of Stories      | 8                                                                                                                               |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 46                   |
| Zoning         | DC                   |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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