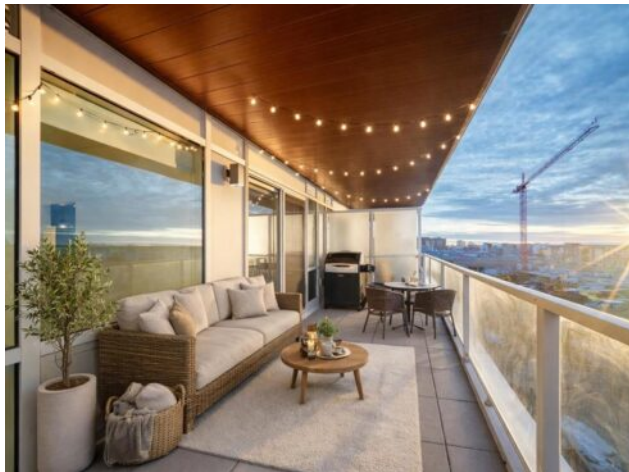


304, 8445 Broadcast Avenue SW
Calgary, Alberta

MLS # A2280930



\$364,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	583 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 314
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/A

Welcome to Gateway by TRUMAN, ideally located in the vibrant, master-planned West District. This concrete-constructed residence offers modern luxury, thoughtful design, and exceptional urban convenience. This two-bedroom, two-bathroom home with titled underground parking features chevron wide-plank flooring, designer lighting, and flat-painted ceilings for a timeless, upscale feel. Floor-to-ceiling windows flood the space with natural light and capture mountain views, while central air conditioning ensures year-round comfort. The chef-inspired kitchen blends style and function with matte custom cabinetry, brushed-gold accents, quartz countertops and backsplash, under-cabinet lighting, and a generous eating bar. Premium appliances include a gas cooktop, wall oven, “Fisher & Paykel integrated refrigerator, paneled dishwasher, and statement hood fan. The open living and dining areas extend to a private terrace, ideal for outdoor lounging and entertaining. The primary suite features a walk-in closet and spa-inspired ensuite with quartz counters, mosaic tile, and a glass-enclosed shower. The second bedroom offers flexibility as a guest room or home office with access to a stylish four-piece bath. Additional highlights include in-suite laundry, ample storage, and secure underground parking. Residents enjoy premium amenities such as a rooftop patio, owner’s lounge, concierge, separate bike & general storage lockers, EV charging, and visitor parking. Surrounded by parks, walking paths, boutique shopping, cafés, and dining, this home offers elevated living in one of Calgary’s most sought-after communities.