

\$499,000 - 615, 8505 Broadcast Avenue Sw, Calgary

MLS® #A2266808

\$499,000

2 Bedroom, 2.00 Bathroom, 756 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

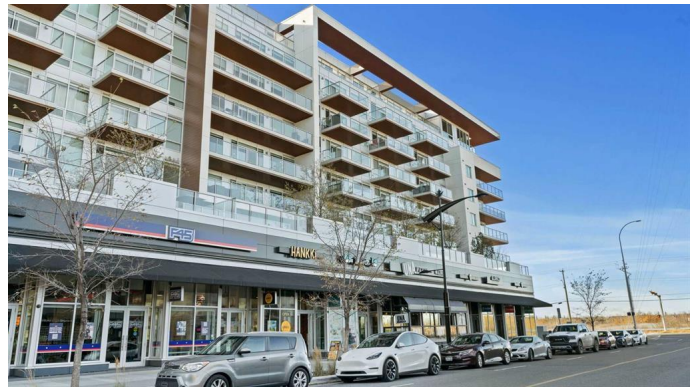
Welcome to Gateway by Truman in Calgary's premier West District where modern design meets urban convenience. This beautifully designed 2-bedroom, 2-bath condo offers 756 sq. ft. of elegant living space plus a private balcony off the living area, perfect for relaxing or entertaining outdoors.

Step inside to an open-concept layout featuring a stunning designer kitchen with quartz countertops, full-height cabinetry, and built-in appliances that blend seamlessly into the space. The spacious living room flows naturally onto the balcony, allowing abundant natural light through large windows.

The primary suite offers a walk-in closet and a luxurious 3-piece ensuite, while the second bedroom is ideal for guests or a home office, paired with a full 4-piece bathroom.

Enjoy the comfort of air conditioning, in-suite laundry, and underground titled parking. The building also features an impressive lobby, retail shops on the main level, and nearby amenities including restaurants, grocery stores, and fitness studios—all just steps away.

Situated in one of Calgary's most sought-after communities, this condo delivers the perfect balance of lifestyle, luxury, and location—just minutes from downtown and surrounded by parks, pathways, and mountain



views.

Built in 2020

Essential Information

MLS® #	A2266808
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	756
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	615, 8505 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B5

Amenities

Amenities	Party Room, Visitor Parking, Elevator(s), Roof Deck, Secured Parking
Parking Spaces	1
Parking	Stall, Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	7
Zoning	DC
HOA Fees	134
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.