



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

701, 8445 BROADCAST AVENUE SW | CALGARY, ALBERTA, CANADA
WEST DISTRICT AREA OF WEST SPRINGS

PROUDLY PRESENTING
701, 8445 BROADCAST AVENUE SW

Introducing a spectacular two-storey Penthouse in Gateway East. Featuring three bedrooms with three ensuite baths, a wrap-around balcony and incredible mountain views to the North, West and South West. The living room and dining areas are open to the entertaining kitchen and dining spaces. The upgrades in this beautifully appointed "Ralph Lauren" styled residence include custom closets and pantries, wool damask draperies, motorized blinds, Wolf and Subzero professional appliances and a 4" quartz kitchen countertop. This residence features two entrances, one on each floor both with elevator access to both levels. An upper-level mud room closet and shoe shelving were custom built separate from the main floor with access from the 8th floor. The main living area also features a built-in wine serving area, and a large built-in storage cabinet. The upper level features two additional bedrooms while the main floor third bedroom is currently being used as a home office/den space. The luxurious primary ensuite boasts dual vanities, a frameless glass shower and a custom walk-in closet with gold fixtures matching the bathroom cabinetry. Every space has been thoughtfully designed to encompass warm modern living with elegant finishings and decor. This unit includes two title parking stalls, three large storage units, air conditioning, upgraded lighting, glass railings and beautiful outdoor living space. The building boasts a party/entertainment room on the second floor and a large South sundeck on the 8th floor. Situated in the center of existing and future amenities with a grocery store being built across the street, local coffee shops, fabulous restaurants, multiple gyms, yoga studios, massage centers, beauty salons and much more to come in "West District". Don't miss your chance to own this luxurious condo in the heart of this fabulous community!















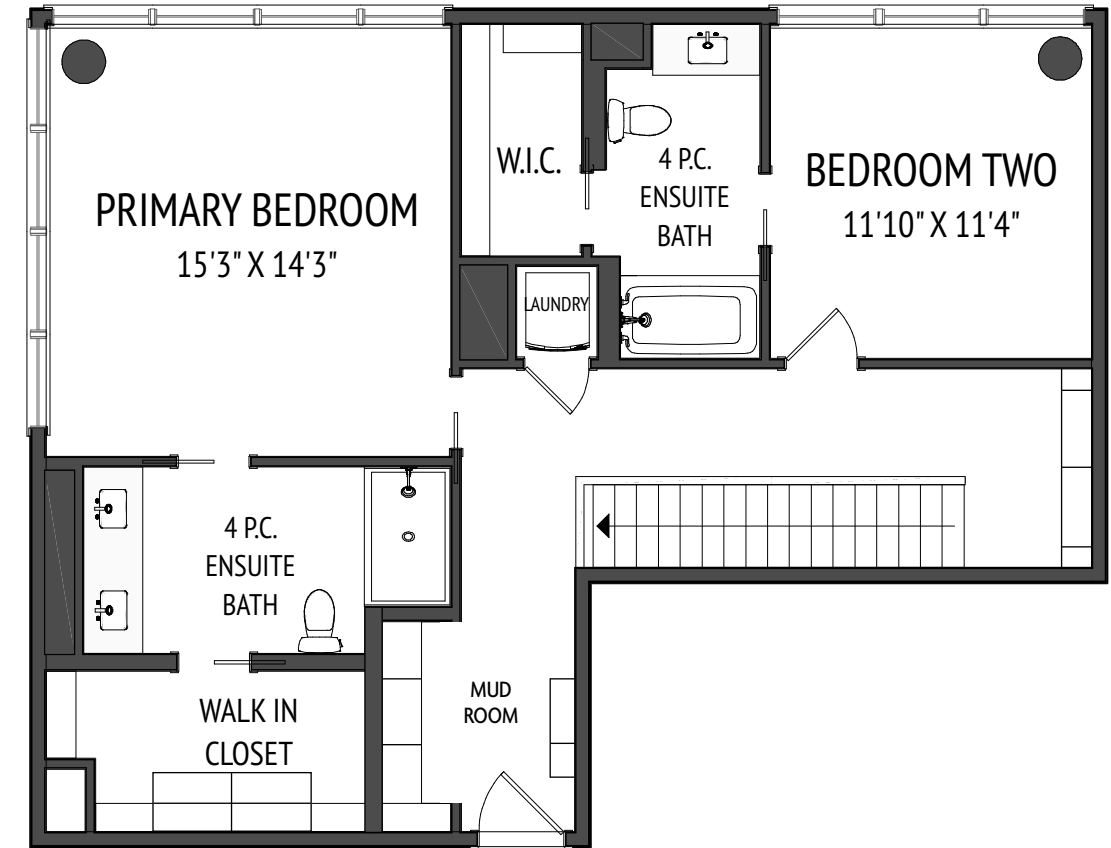
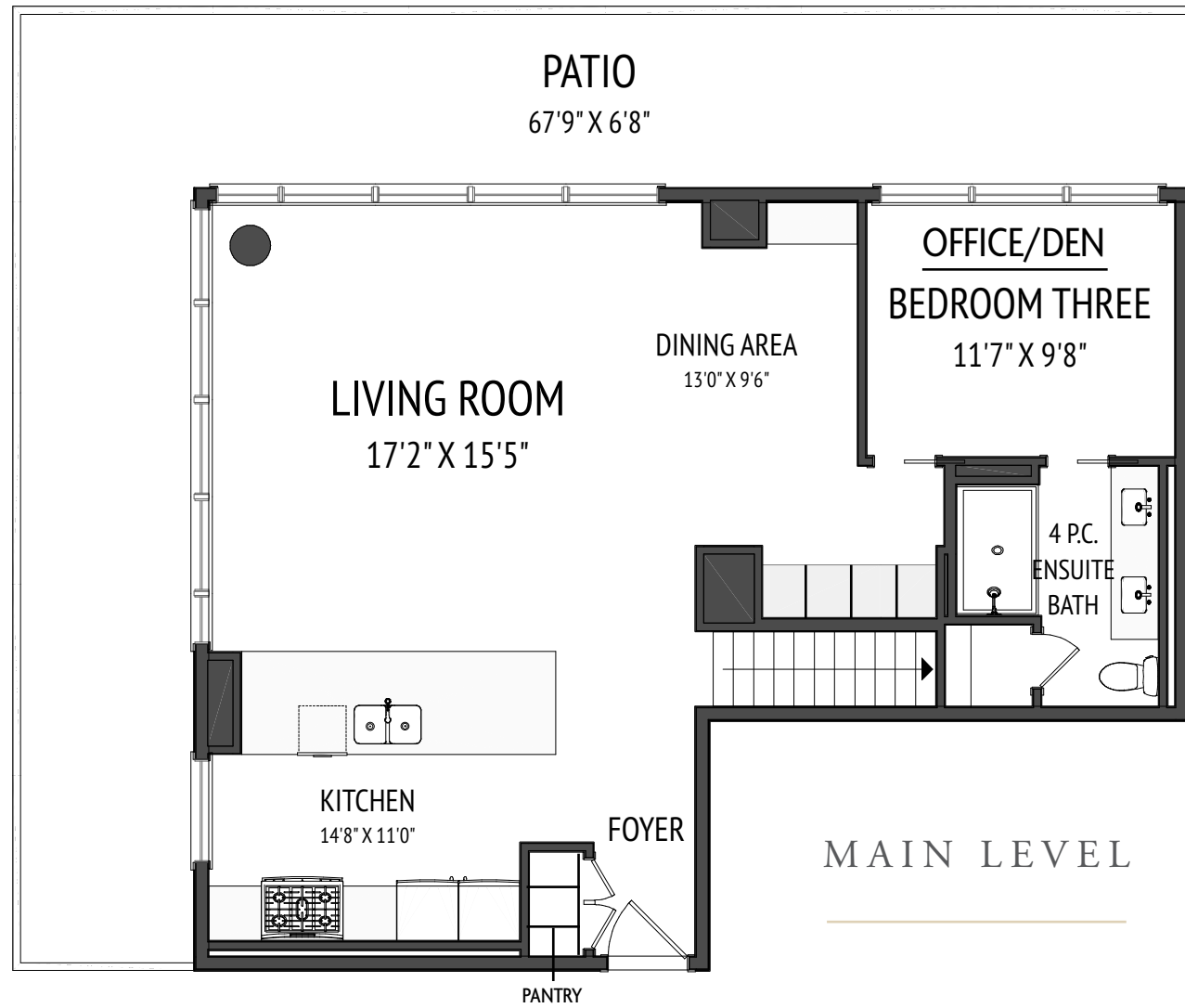












Main Floor Space:	883.32 square feet
Upper Floor Space:	881.79 square feet
Total Developed Floor Space:	1,765.11 square feet

UPPER LEVEL



EXCEPTIONAL LOCATION COMMUNITY OF WEST SPRINGS

Nestled on a quiet street, this truly beautiful home is located within walking distance of both the West 85th and West Springs Village shopping areas, including numerous shops and restaurants such as *Mercato*, *Fergus and Bix Restaurant* and *Beer Market*, *722 World Bier Haus*, *Vin Room West*, *Co-op*, *Starbucks*, *Orange Theory*, *Belmont Diner*, *Boston Pizza*, *Dairy Queen*, *Joso's Play and Learn Centre* and *Lola Lash Bar*. It is also conveniently located in the walk zones for the highly regarded *West Springs*

Elementary School and *West Ridge Jr. High School* as well as within a two minute drive to numerous prestigious private and charter schools such as *Webber Academy* and *Rundle College*. Escape the hustle and bustle of the city quickly as you head out West toward the mountains or enjoy a short 20 minute commute to the excitement of downtown Calgary. This home boasts one of the most desirable community locations in the city.







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