



**COLDWELL BANKER**  
**MOUNTAIN CENTRAL**  
**THE STARNES GROUP**

110, 8445 BROADCAST AVENUE SW | CALGARY, ALBERTA, CANADA  
WEST DISTRICT AREA OF WEST SPRINGS







# Exciting Retailers



West District is a neighbourhood that is robustly livable, workable and walkable – one that fully defines a connected community. Just outside your doorstep are countless local amenities that enable you to live your best life. You're just minutes away from health facilities and hospitals, restaurants, shopping, office space, parks, and so much more.



## Beauty Garden

Beauty Garden is the home away from home you have been searching for, a space for all of your beauty needs.  
[beautygardenyyc.com](http://beautygardenyyc.com)



## Blanco Cantina

Mouth-watering flavours, dangerous collection of tequila and great taste in music are all the escape you need.  
[blancocantina.ca](http://blancocantina.ca)



## HotShop Hot Yoga

A workout experience that will elevate your mind and body feeling energized and rejuvenated.  
[hot-shop.ca](http://hot-shop.ca)



## F45 Training

A global fitness community specializing in innovative, high-intensity group workouts that are fast, and fun.  
[f45training.com](http://f45training.com)



## Deville Coffee

Deville is a group of coffee crafters & baked good dreamers. Serving communities since 2008, growing across Alberta & BC.  
[devillecoffee.ca](http://devillecoffee.ca)



## Una Pizza + Wine

A neighbourhood restaurant serving California influenced thin crust pizzas, and as much local product as we can get.  
[unapizzeria.com](http://unapizzeria.com)









# Where life happens.

In West District there is everything you need to live the life you deserve. A fully master planned community unlike any other that provides complete convenience to residents of all lifestyles. You can find all of the essentials without ever leaving the neighbourhood – school, work, shop and play. The unique location in West Calgary gives you the ability to explore the mountains within the hour or head to the downtown core in just 15 minutes.

## Family Life

Send the kids to the top schools in Calgary, walk the dog thru Radio Park, make a dentist appointment & pick up groceries – all without leaving the neighbourhood. West District unifies people and places with space to grow.



## Connected Living

Grab a fresh coffee on Broadcast Avenue, meet for dinner on a sun drenched patio or head downtown for a night out. West District puts everything at your doorstep. Live the good life in the most sought after new community.



## Enjoy Life

When you're just minutes from everything, you have more time to enjoy all of life's precious moments. Create lasting memories with the family in a neighbourhood that you're proud to call home.



## Complete Convenience

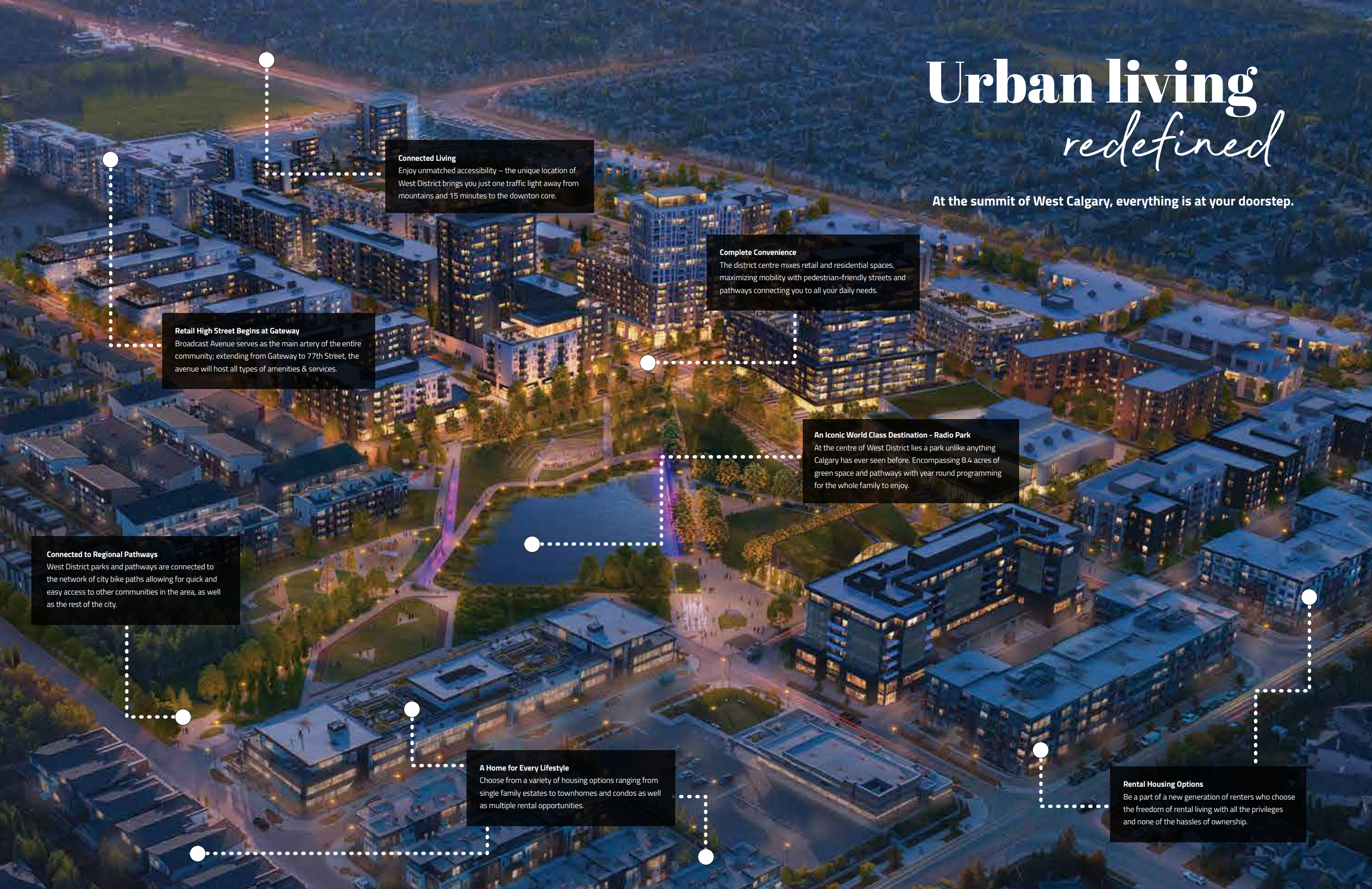
Leave the car at home and take a walk down Broadcast Avenue – featuring the best services including restaurants, grocery stores, medical centres and more! In addition to the shops & services right in the district centre, you're also surrounded by several established communities that offer further countless amenities. This combination means you'll find whatever you're looking for quick & easy, without having to trek across the city. West District redefines the meaning of complete, cohesive community.

## Minutes to Downtown

As the City of Calgary continues to grow, the commute to the city centre grows accordingly and travel times can become a major factor in deciding where to live. West District's unique location on the West side of the city makes it easy to get to the mountains, but also provides quick access to the core. Take a drive down Old Banff Coach Road to Bow Trail and you'll be downtown in just 15 minutes. Would you rather take transit? West District will be host to a transit hub featuring multiple connecting bus routes, as well as nearby 69th Street C-Train Station being a short commute by bus. West District is also situated next to the future Stoney Trail ring road completion, making the commute to other communities and the Calgary International Airport a breeze.







# Urban living *redefined*

At the summit of West Calgary, everything is at your doorstep.

**Connected Living**

Enjoy unmatched accessibility – the unique location of West District brings you just one traffic light away from mountains and 15 minutes to the downtown core.

**Complete Convenience**

The district centre mixes retail and residential spaces, maximizing mobility with pedestrian-friendly streets and pathways connecting you to all your daily needs.

**Retail High Street Begins at Gateway**

Broadcast Avenue serves as the main artery of the entire community; extending from Gateway to 77th Street, the avenue will host all types of amenities & services.

**An Iconic World Class Destination - Radio Park**

At the centre of West District lies a park unlike anything Calgary has ever seen before. Encompassing 8.4 acres of green space and pathways with year round programming for the whole family to enjoy.

**Connected to Regional Pathways**

West District parks and pathways are connected to the network of city bike paths allowing for quick and easy access to other communities in the area, as well as the rest of the city.

**A Home for Every Lifestyle**

Choose from a variety of housing options ranging from single family estates to townhomes and condos as well as multiple rental opportunities.

**Rental Housing Options**

Be a part of a new generation of renters who choose the freedom of rental living with all the privileges and none of the hassles of ownership.



# Explore Radio Park

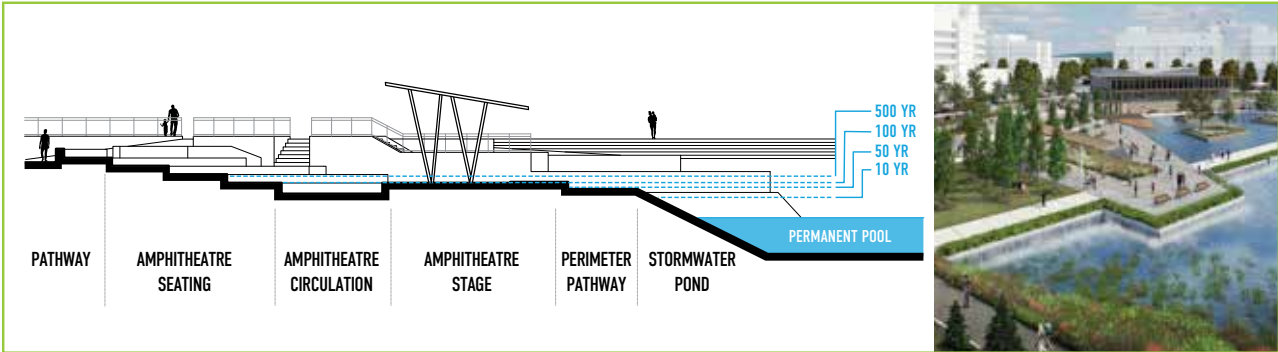
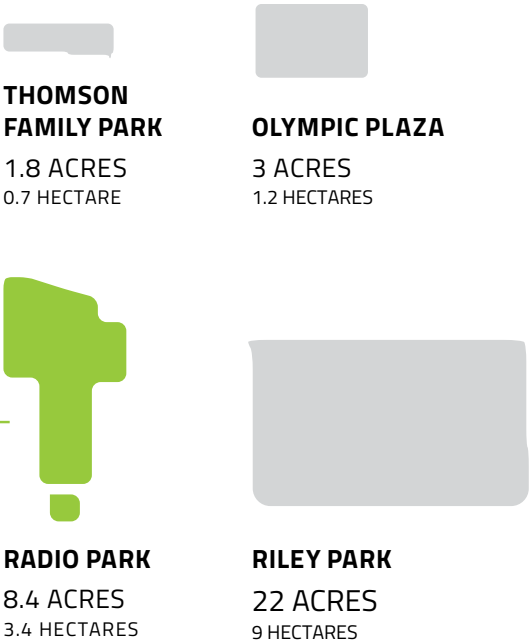


At the centre of West District lies a park unlike anything Calgary has ever seen before. Radio Park encompasses over 8.4 acres of exceptional public park design for all to enjoy in a green oasis that will serve as the centrepiece to an active healthy lifestyle.



Forward-thinking and multi-functional, Radio Park is the first of its kind in Canada to combine landscape design and stormwater management facilities in an integrated urban park facility. It is a marriage of green infrastructure and recreation, both functional and celebratory, resolving flooding and stormwater issues, while at the same time inviting the public to appreciate and enjoy the vital ecological processes that water provides. The pond and functional stormwater features, by design, add to the public’s enjoyment of the park. Through a careful selection of high quality materials and design elements like flowing perimeter walkways, a recirculating waterfall and aeration features, along with a wetland area and boardwalk, the stormwater facilities provide important passive recreation opportunities, ecological services, and social and educational benefits.

## WEST DISTRICT RADIO PARK IN COMPARISON TO OTHER CALGARY PARKS



With water as a unifying design element, the dynamic urban living room blends 365-day-a-year people-oriented programming with a multitude of park features far exceeding conventional public park investment. The park concept is organized into 9 character areas, each designed and programmed to reflect different open space needs that will facilitate recreational opportunities, ease of respite and community interaction in West District.

- 1. North Plaza
- 2. Restaurant & Retail
- 3. Great Lawn & Skating Rink
- 4. Amphitheatre
- 5. Innovative Stormwater Pond
- 6. East Plaza
- 7. Recreation & Playground
- 8. Dog Park



Radio Park will be home to year round activities that the whole family can enjoy. Go for lunch & soak in the sun at the patios in the North Plaza. Head to the Recreation area and use the basketball court or green space for outdoor training. Enjoy year round concerts and entertainment at the amphitheatre. Relax on the Great Lawn which overlooks the pond in warmer seasons, or lace up your skates in the winter!









# Unmatched Accessibility



## Transit

The West District Master Plan links land use decisions to transit infrastructure, with an efficient urban form supporting quality transit service that can be scaled to meet the growing demands of the community. Select streets within the community will be developed to allow for safe and efficient transit service and existing bus lines will be re-routed to converge in the highest intensity areas of West District. Following the connective grid network planning model, Calgary's Primary Transit Network will soon grow to include service to this bustling Activity Centre.

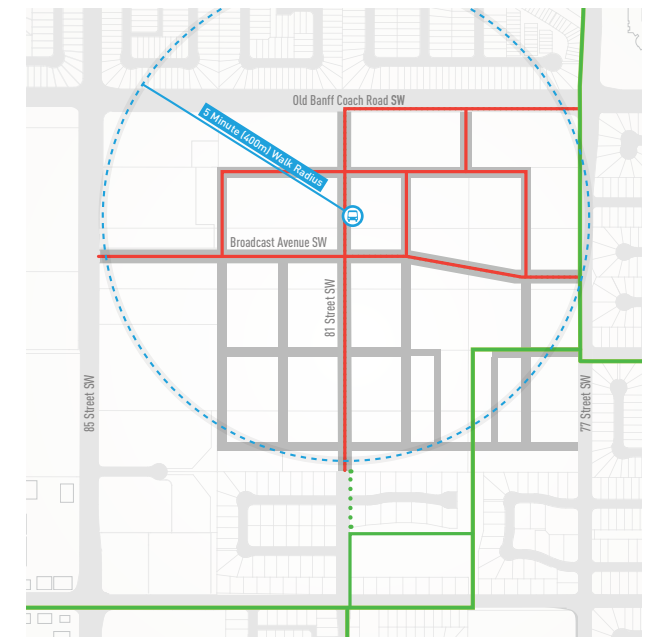
In accordance with office and employment demand, transit service will be further bolstered with the introduction of a transit centre located in the heart of the community. The transit centre, a joint-venture between The City of Calgary and Truman, will integrate transit with civic life and provide a high-quality off-street timing station, offering a more comfortable and welcoming waiting environment for a number of high frequency bus routes. The transit centre will be part of an attractive comprehensive mixed-use development site—acknowledging that a thoughtful approach to high quality urban design will be integral to creating a welcoming neighbourhood destination.



## Active Transportation

A crucial complement to the transit network and to achieving a higher active mode split is safe, efficient, and convenient walking and bicycling infrastructure. The West District Master Plan provides just that—pedestrians and cyclists are given the highest priority, with direct connections between destinations, short block lengths, a high density of intersections, and a hospitable public realm that makes walking and cycling the most convenient way to travel.

Sidewalk connections are complemented by a second tier of pedestrian connections across development blocks in the form of pathways or breezeways, while low design speeds and on-street vehicle separated bike lanes further enhance cycling connectivity to local destinations. A Regional Pathway connection around much of the perimeter of West District facilitates commuter and recreational cycling traffic.



— Vehicle Separated Sidewalk — Vehicle Separated Bike Lanes — Regional Pathway (3.0m) — Future Transit Centre







## INCREDIBLE OUTDOOR LIVING

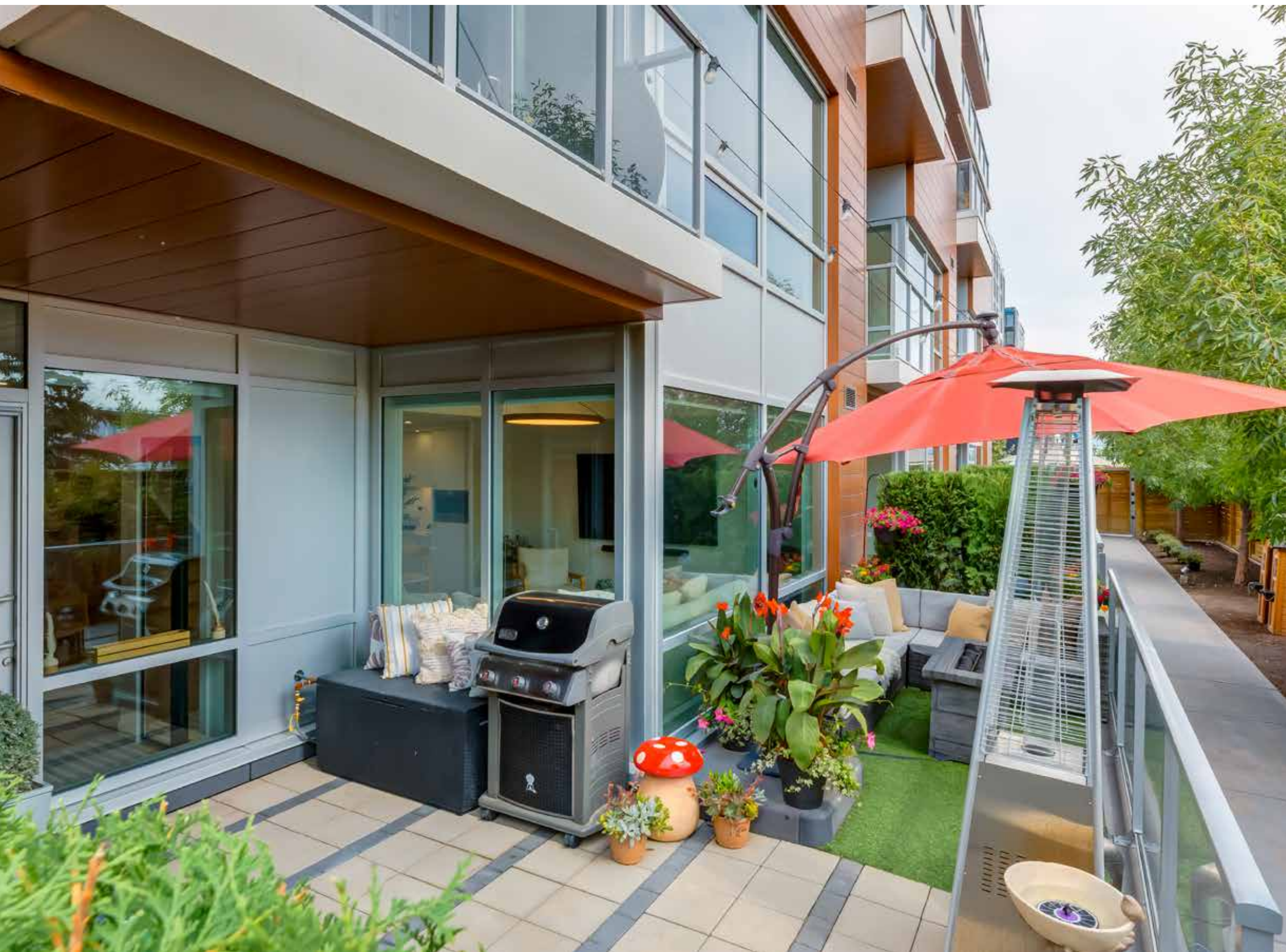
There are no other Brownstones in this area that have such beautiful outdoor patio spaces, each owner customizing their own outdoor designs. Large trees canopy over this serene space with no other homes set behind providing complete privacy. The expansive patio redefines outdoor living. It features a custom fireplace, perfect for gathering with family and friends. A gas line allows for effortless outdoor grilling, and the generous space provides room for dining, lounging, and even creating a lush personal garden. This space offers the perfect retreat to unwind or entertain in style.



























## WELCOME TO WEST DISTRICT

Gateway East was one of the first buildings to be built in West District and the mature trees and gardens are beautiful. Walk along the back gardens to your beautiful executive Brownstone where the front south terrace welcomes family and guests alike.







## WELCOME HOME

Step inside through a glass entry door into a welcoming foyer designed with both beauty and functionality in mind. Chevron flooring, designer lighting and flat painted ceilings are just a few added touches in this beautiful space. The dining area is open to the kitchen and living room areas.











## CHEF'S KITCHEN AND DINING SPACE

The heart of the home, this chef-inspired kitchen combines elegance with functionality. Quartz countertops and backsplash are complemented by brushed-gold accents, while Supermatte slate cabinetry with soft-close hardware creates a seamless modern look. A spacious island with seating for five makes entertaining effortless. The kitchen is equipped with a Fisher & Paykel 36" integrated fridge, integrated dishwasher, Whirlpool gas cooktop, and wall oven, along with a deep white silgranite sink and Culligan water filtration system. A custom illuminated fountain adds a soothing ambiance, while the clean white walls provide the perfect canvas for personal artwork or family memories. A hidden walk-in pantry with solid-core doors provides ample storage, while under-mounted LED lighting and warm island accents create an inviting, refined glow.















## POWDER ROOM

Conveniently located on the main floor, the powder room is thoughtfully designed with modern finishes, brushed-gold accents, penny-tile details, under-cabinet LED lighting, a frameless glass shower and a sleek vanity.







## FAMILY ROOM

The family room is filled with natural light from expansive south-facing windows that create a seamless connection to the patio. A beautiful modern light fixture provides both warmth and ambiance, while the open design makes the space ideal for entertaining or quiet evenings at home. A Nordic-inspired floating fireplace finishes off this space in grand style.











## CHILDREN'S PLAYROOM

Just off the kitchen, a charming playroom is enhanced by a custom-made Dutch door that adds both style and practicality. This versatile space is perfectly placed for families, allowing children to enjoy a dedicated play area while remaining close to the heart of the home.







## PRIMARY BEDROOM

The south-facing primary suite is a serene retreat with beautiful greenery framed by large windows. A private balcony invites you to enjoy morning coffee or evening sunsets with a favorite book, while the spacious walk-in closet with custom built-ins ensures both style and organization.







# PRIMARY ENSUITE

The spa-inspired primary ensuite elevates the bedroom experience with dual vanities, a glass-enclosed oversized rain shower, quartz surfaces, and brushed-gold accents. A Japanese-style automated Toto toilet with heated seating completes the luxurious and modern design.







## UPSTAIRS QUARTERS

The upstairs living spaces are thoughtfully designed for both family life and functionality. The second bedroom is ideal for a child, featuring a sliding mirrored closet that maximizes storage and natural light, while the spacious layout allows for a cozy bed, play area, or study corner, creating a personal retreat that feels bright and inviting.







## HOME OFFICE

The former secondary bedroom has been transformed into a functional and sun-filled home office, with large windows providing an inspiring work environment. Conveniently located nearby, the laundry room combines practicality with style, outfitted with a Whirlpool washer and dryer, quartz countertops, and generous storage. Additionally, the bonus room has been converted into a gym, perfect for fitness and wellness, with plenty of space for equipment, workouts, or yoga, allowing residents to stay active in the comfort of their own home.



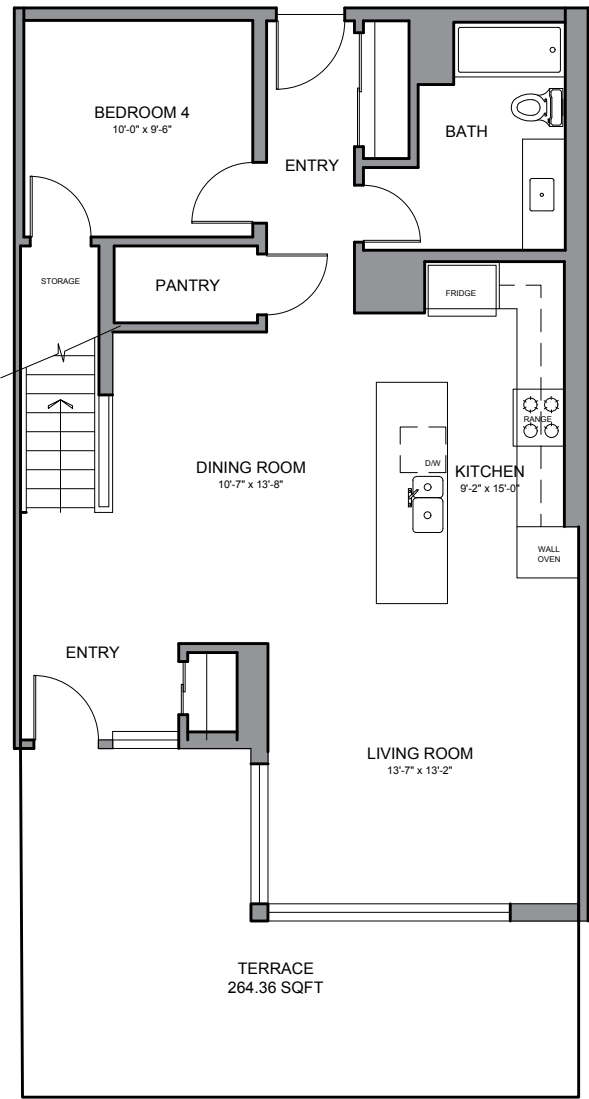


# UPGRADES THROUGHOUT

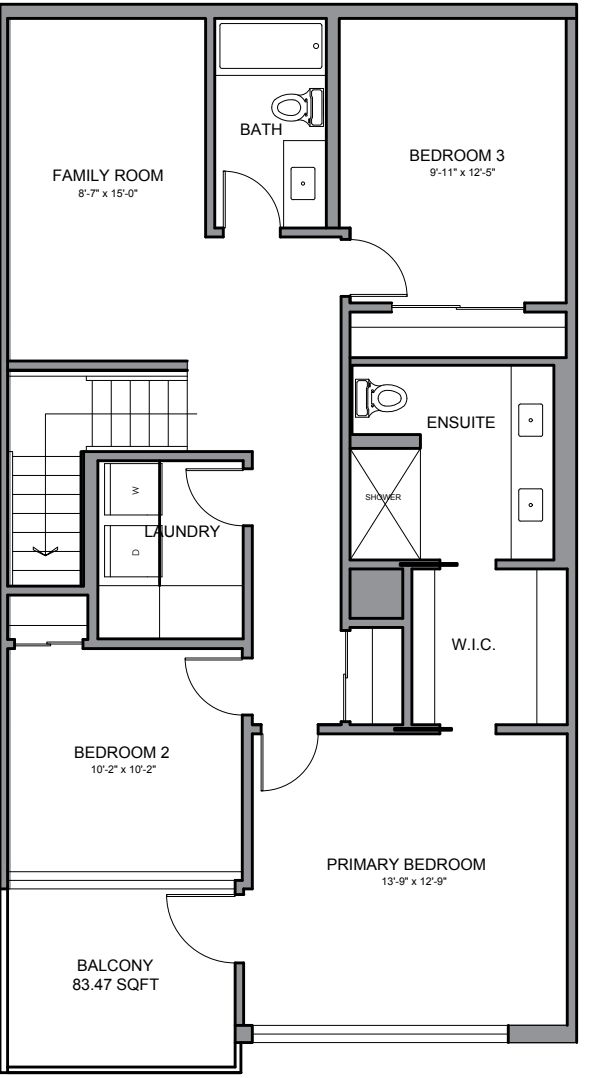
- Custom-designed lighting fixtures throughout the home
- Chevron flooring and flat-painted ceilings
- Under-mounted LED lighting in kitchen and bathrooms
- Japanese-style automated toilets
- Luxurious high-flow rain shower heads in all bathrooms
- White stone silgranite kitchen sink
- Bespoke granite waterfall feature
- Swedish-imported custom fireplace
- Custom-made Dutch door in the playroom
- Individual gas lines for patio fire features
- Custom upgraded lighting throughout on dimmers
- Upgraded European brushed gold faucets in kitchen and bathrooms



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MAIN LEVEL



SECOND LEVEL

Main Level Floor Space:	929.25 square feet
Second Level Floor Space:	1,082.32 square feet
Total Developed Floor Space:	2,011.57 square feet

E&O INSURED  
DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT APPROVAL. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: [WWW.RECA.CA](http://WWW.RECA.CA)













## 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.











# **COLDWELL BANKER**

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## **MOUNTAIN CENTRAL**

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# **THE STARNES GROUP**

**[www.thestarnesgroup.com](http://www.thestarnesgroup.com)**

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