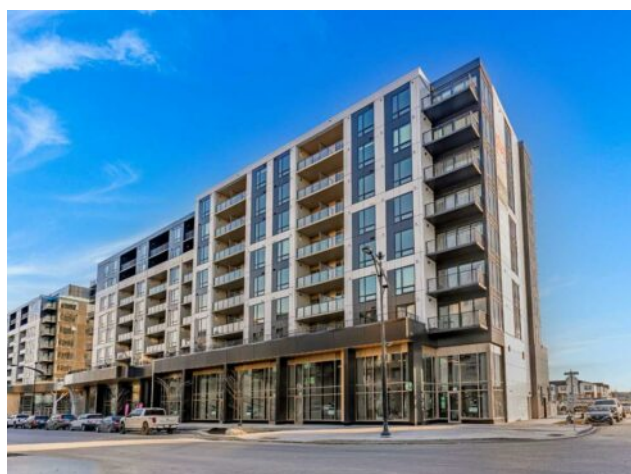


**910, 8375 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2281270



\$615,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	732 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Plaza at West District. Enjoy elevated urban living in this beautifully designed residence, perfectly positioned on the top floor of an award-winning concrete building by TRUMAN in Calgary's highly sought-after West District community. With no neighbours above, this home offers exceptional privacy and quiet—an increasingly rare and valuable feature for condo living. Inside, the open-concept layout showcases modern finishes and a thoughtfully planned design that maximizes both comfort and functionality. The bright living and dining area flows seamlessly into a contemporary kitchen featuring premium appliances, sleek cabinetry, and efficient storage—ideal for everyday living as well as entertaining. Large windows invite abundant natural light while offering a peaceful vantage point above the surrounding community. Step onto your private balcony and enjoy the added sense of openness that comes with top-floor living—perfect for morning coffee, relaxing evenings, or simply unwinding without the distraction of overhead noise. The bedroom(s) provide comfortable, private retreats, complemented by a stylish, well-appointed bathroom designed with both form and function in mind. Additional features include a titled underground parking stall, ensuring secure and convenient access year-round. Residents of Plaza enjoy premium building amenities, including a fully equipped fitness centre and an inviting owners' lounge—ideal for working remotely, socializing, or relaxing. Located in one of Calgary's most desirable and walkable urban communities, this home places you just steps from boutique shopping, local services, green spaces, and some of the city's best dining and entertainment options. West District continues to be one of the most preferred locations among Calgarians, offering a vibrant

lifestyle with unmatched convenience. Live Better. Live TRUMAN