

412, 8375 Broadcast Avenue SW
Calgary, Alberta

MLS # A2281345



\$589,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	658 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Light Fixtures

Here is your chance to own a brand new 2-bedroom 2-bathroom condo in Plaza at West District! Welcome to your new chapter filled with effortless living. Complemented by light vinyl plank floors throughout and a thoughtfully designed layout, you will notice how fresh and modern the space feels. The contemporary kitchen features quartz countertops, integrated stainless steel appliances, a gas range and an eat-in breakfast bar. Enjoy relaxing in the bright living space or step out onto your private balcony complete w/ BBQ gas hookup and marvel at the historic ski jumps used in the 1988 Olympics. The primary bedroom provides a relaxing vibe with a beautifully appointed ensuite and walk-in closet. The second bedroom is perfect for guests or family, and the additional bathroom completes the space. The unit comes equipped with in-suite laundry, central A/C, titled underground parking, and an assigned storage locker. Built by Truman, Plaza is an all-concrete, luxury building which includes ample visitor parking, a fitness centre, a convenient car wash bay on P1, an owners lounge with arcade games and more, and a rooftop terrace on the 3rd floor. Located in the trendy West Springs district, you'll enjoy an array of local shopping, award-winning restaurants and amenities. Only 45 minutes from the Rocky Mountains and a 15 minute commute to Downtown Calgary. Schedule your private viewing today!