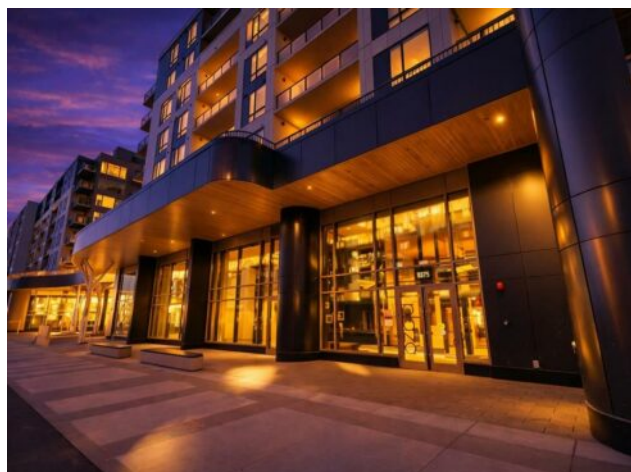


306, 8375 Broadcast Avenue
Calgary, Alberta

MLS # A2284506



\$599,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: N/A

Experience sophisticated urban living at West Plaza. Brand new and never occupied, this beautifully appointed 2 bedroom, 2 bathroom condo showcases interiors curated by Truman's award-winning design team. What truly sets this home apart is the huge balcony that lives like a private patio—an incredible outdoor extension of your living space, perfect for entertaining, summer BBQs, or creating your own outdoor lounge. Inside, comfort meets style with air conditioning, a smart Wi-Fi thermostat, and roller-shade window coverings throughout. The open-concept layout features 9-foot ceilings, abundant natural light, and custom contemporary LED fixtures that keep the space bright and inviting. You'll also appreciate the dedicated office/flex area, ideal for working from home, a reading nook, or extra storage and organization. The kitchen is a showpiece, offering floor-to-ceiling ergonomic cabinetry, polished quartz countertops, deep drawers, a full-height contemporary backsplash, and a gas range—built for both daily living and hosting. The primary suite is a true retreat with a spa-inspired ensuite featuring quartz countertops, a sleek glass-enclosed shower, and environmentally conscious fixtures for a clean, elevated finish. The main 4-piece bathroom is finished with polished quartz countertops, a modern square-edge tub, and sleek contemporary fixtures for a clean, spa-inspired feel. Additional highlights include in-suite laundry, titled underground parking, and a dedicated storage locker. Residents also enjoy premium amenities including a fully equipped fitness centre, an inviting owners' lounge, and a 5-star hotel-style lobby with designer-inspired common spaces. All of this, just steps to boutique shopping, some of Calgary's best dining and cafés, and the greenery of Radio Park. ** Some images have been

virtually/digitally staged to illustrate possible furnishings and layout.