

409, 8375 Broadcast Avenue  
Calgary, Alberta

MLS # A2284507



## \$594,900

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	668 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	-	<b>LLD:</b>	22-24-2-W5
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 features interiors curated by Truman's award-winning design team. Designed for comfort and style, the home offers a private balcony, air conditioning with a smart Wi-Fi thermostat, premium LVP flooring with acoustic underlay, and roller-shade window coverings throughout. The open-concept layout welcomes you with lofty 9-foot ceilings and brilliant natural light, enhanced by custom contemporary LED fixtures that keep the space bright and airy. The stunning modern kitchen is made to impress, featuring floor-to-ceiling ergonomic cabinetry, polished quartz countertops, deep drawers, a full-height contemporary backsplash, and a gas range—perfect for cooking and entertaining. The primary suite is your private retreat, complete with a spa-inspired ensuite showcasing quartz countertops, a sleek glass-enclosed shower, and environmentally conscious fixtures that elevate the everyday. 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 enjoy premium amenities such as a fully equipped fitness centre and an inviting owners' lounge, all complemented by a 5-star hotel-style lobby and designer-inspired common areas. Ideally located, you're just steps from boutique shopping, some of Calgary's best dining and cafes, and the greenery of Radio Park. \*\* Some images have been virtually/digitally staged to illustrate possible furnishings and layout. \*\*Some images have been virtually/digitally staged to illustrate possible furnishings and layout.