



**603, 8375 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2274615**



**\$549,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	658 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, 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>	Rubber	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks		

**Inclusions:** n/a

Welcome to West Plaza, a stunning new construction condo perfectly positioned in the heart of the award-winning West District. This beautifully designed 2-bedroom, 2-bathroom residence delivers modern urban living with premium finishes, an airy open-concept layout, and exceptional building amenities that elevate your everyday experience. Step inside to a bright and expansive living area that flows seamlessly into a sleek, contemporary kitchen. Complete with high-end appliances, abundant cabinetry, quartz counters, and thoughtful design details, this kitchen is ideal for both daily cooking and effortless entertaining. Large windows fill the home with natural light, creating a warm and inviting atmosphere throughout. The primary bedroom provides a comfortable retreat with a beautifully appointed ensuite and generous closet space. The second bedroom is well-sized for guests or family, and the additional full bathroom is finished with the same clean, modern style. This condo also includes Titled Underground Heated Parking, ensuring year-round comfort and security. Plaza's premium amenities further enhance your lifestyle, featuring: A car wash bay for added convenience. A dedicated pet wash station. A fully equipped fitness centre. An inviting owners lounge perfect for working, relaxing, or socializing. Living in West District means being steps away from boutique shops, cafes, restaurants, essential services, and the vibrant Central Park, one of the community's biggest draws. The neighbourhood offers an unmatched blend of walkability, style, and urban vibrancy. Whether you're a professional, downsizer, or investor seeking a low-maintenance home in a fast-growing area, this condo offers comfort, design, and convenience in one complete package. Don't miss your opportunity to own in one of Calgary's most desirable new

communities at West District's Plaza.