



412, 8375 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2281345



**\$589,000**

<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>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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