

**817, 8375 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2277835**



**\$599,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	714 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 329
<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, Quartz Counters, See Remarks		

<b>Inclusions:</b>	N/A
--------------------	-----

Discover a new level of urban living at West Plaza in the heart of Calgary's West District. This beautifully finished 2-bedroom, 2-bath condo offers a perfect balance of modern design, comfort, and convenience in one of the city's most desirable communities. The open-concept interior features a stunning kitchen with quartz countertops, premium appliances, contemporary cabinetry flowing into a bright living area designed to feel spacious and inviting. Natural light fills the home creating a warm and elegant atmosphere throughout. The primary suite includes a private ensuite and ample closet space while the second bedroom is ideal for guests, a home office, or added flexibility. Both bathrooms are finished with sleek, modern details that elevate the overall look and feel of the home. With a heated underground parking and access to premium building amenities including a fitness centre, owner's lounge, pet wash and car wash bay, this residence offers both luxury and practicality. Step outside to enjoy boutique shops, dining, cafes and the beautifully designed Central Park, all just moments from your door.