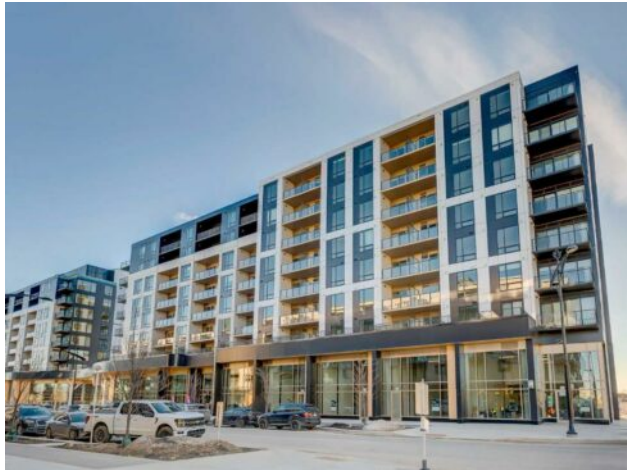


**604, 8375 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2280584**



**\$649,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                       |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 867 sq.ft.                         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                        |                   |        |
|--------------------|----------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, Natural Gas                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl, Vinyl Plank                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                      | <b>Condo Fee:</b> | \$ 389 |
| <b>Basement:</b>   | -                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Open Floorplan          |                   |        |

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

Welcome to this brand-new corner-unit condominium in the Plaza, located in the award-winning West District, where modern design meets an exceptional urban lifestyle. This bright and beautifully designed home features 9-foot ceilings and expansive windows that flood the space with natural light throughout the day. With the main living area and primary bedroom facing south, the home enjoys incredible sunshine, while the east-facing balcony and second bedroom overlook the stunning central patio below. The open-concept floor plan is ideal for both everyday living and entertaining. The contemporary kitchen is finished with quartz countertops, a gas range, and a built-in refrigerator, seamlessly blending style and functionality. The layout offers two spacious bedrooms and two well-appointed bathrooms, along with a large laundry room with excellent storage, a rare and highly desirable feature. Plaza offers exceptional building amenities, including a fully equipped fitness centre and an inviting owners’ lounge complete with arcade games and a pool table. Additional conveniences include a dedicated dog wash and a car wash. The home also includes heated underground parking, modern finishes throughout, and thoughtful design details that set this residence apart. Just steps from your door, enjoy boutique shopping, some of Calgary’s best dining and cafés, and the beautifully designed Central Park. The corner-unit position is truly the standout feature, offering exceptional light, privacy, and views making this a rare opportunity to own in one of Calgary’s most sought-after communities.