

**309, 8375 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2310485**



**\$524,500**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	666 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, See Remarks, Stall, Undergr		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Recreation Facilities, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**MODERN URBAN LIVING IN THE HEART OF WEST DISTRICT!** Welcome to Plaza at West District where style, comfort, and convenience come together in one of Calgary's most exciting new communities. This beautifully designed 2 bedroom, 2 bathroom condo offers a bright open-concept layout with large windows, premium finishes, and sleek modern design throughout. The stunning kitchen features quartz countertops, high-end appliances, abundant cabinetry, and a functional layout perfect for entertaining or everyday living. The spacious living area is filled with natural light and flows seamlessly to your private oversized patio with direct access to the building's rooftop patio and outdoor chill areas, perfect for relaxing, entertaining, or enjoying the vibrant community atmosphere. The primary suite includes a beautifully finished ensuite and generous closet space, while the second bedroom and full bathroom make this an ideal setup for guests, family, roommates, or a home office. Additional features include titled underground heated parking, assigned storage locker, air conditioning, and access to exceptional amenities including a fully equipped fitness centre, owners lounge with pool table, wet bar, arcade games, TV sitting area, car wash bay, and pet wash station. Located close to boutique shopping, restaurants, cafes, parks, everyday amenities, and the popular Radio Park just steps away, West District offers an unmatched walkable lifestyle with quick access to downtown and the mountains. Whether you're a professional, investor, or downsizer, this is low-maintenance living at its finest in one of Calgary's most desirable new communities. Immediate possession available.