



103, 8375 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2273544



**\$489,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<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>	\$ 291
<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 Plaza, a brand-new condo located in the heart of the award-winning West District. This 1-bedroom, 1-bathroom home offers modern urban living with a sleek, open-concept design and high-end finishes crafted to suit your lifestyle. The spacious living area flows into a contemporary kitchen, complete with premium appliances and ample storage—perfect for everyday living and entertaining. A large patio extends your living space outdoors, providing the ideal spot to enjoy your morning coffee or unwind while watching the sunset. The bedroom is a peaceful retreat, and the beautifully designed bathroom offers a perfect balance of style and functionality. This condo includes a Titled Underground Parking space for secure, convenient access to your vehicle. Residents of Plaza enjoy access to exceptional building amenities, including a fully equipped fitness centre and an inviting owners lounge—ideal for relaxing, working, or socializing. Located just steps away from shops, services, and the vibrant Central Park, this home delivers unparalleled convenience in a dynamic community setting. Don't miss your chance to live in the heart of one of Calgary's most sought-after urban communities! Live Better. Live Truman. &copy; \*Photo Gallery of similar residence.