



307, 8375 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2288097



**\$599,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	669 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<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>	\$ 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>	High Ceilings, See Remarks		

**Inclusions:** na

Welcome to Plaza West District by Truman &mdash; where urban energy meets community soul in the heart of Calgary's most exciting new neighbourhood. This brand-new 2-bedroom, 2-bathroom residence offers thoughtfully designed, open-concept living with contemporary finishes throughout. The bright living and eat up bar area flow seamlessly into a modern kitchen featuring premium appliances and ample storage, making it ideal for both everyday living A large balcony extends your living space outdoors. The primary bedroom includes a well-appointed ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, family, or a home office. This home also includes a titled underground parking stall for secure and convenient access. Residents of Plaza enjoy access to premium amenities, including a fully equipped fitness centre and an owners' lounge. Located steps from shopping, dining, and Radio Park, and with convenient access to downtown Calgary, this home offers an exceptional opportunity to live in one of the city's most sought-after new urban communities. Live better.