

513, 8375 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2282430



## \$559,900

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, 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>	Membrane, Rubber	<b>Condo Fee:</b>	\$ 372
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Step into bright, contemporary living with this never lived in corner residence at Plaza in West District, where floor to ceiling windows and southeast balcony exposure fill the home with natural light and warm south facing sun throughout the day. One of the larger two bedroom layouts in the building, this home offers an excellent balance of space and functionality rarely found in newer condo developments. The open concept design showcases a modern kitchen with quartz countertops, premium appliances, generous cabinetry, and a comfortable dining area that flows naturally into the living space and private balcony. The spacious primary suite includes its own ensuite and great storage, while the second bedroom works well for guests, a home office, or investment potential. Additional highlights include in suite laundry, titled underground parking, and a dedicated storage locker. Residents enjoy excellent building amenities including a fitness centre, owners' lounge, pet spa, and bike storage. Ideally located about 15 minutes from downtown Calgary, under 5 minutes from Westside Recreation Centre, and within walking distance of shops, restaurants, cafes, and everyday services in the growing West District community. Opportunities like this in West District do not last long. Book your private showing today!