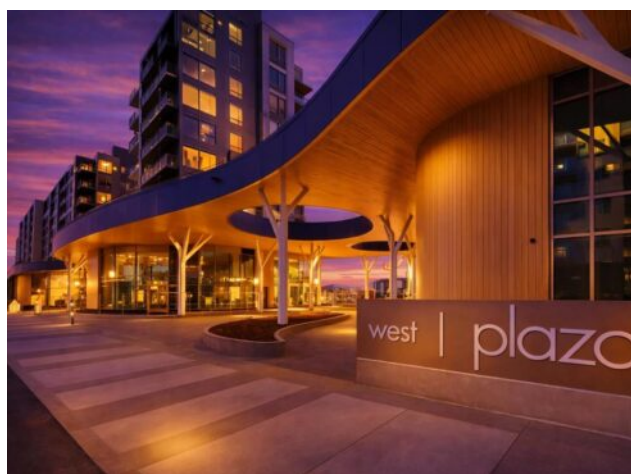


409, 8375 Broadcast Avenue
Calgary, Alberta

MLS # A2284507



\$594,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	668 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 308
Basement:	-	LLD:	22-24-2-W5
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: N/A

Experience sophisticated urban living at West Plaza. Brand new and never occupied, this beautifully appointed 2 bedroom, 2 bathroom condo features interiors curated by Truman's award-winning design team. Designed for comfort and style, the home offers a private balcony, air conditioning with a smart Wi-Fi thermostat, premium LVP flooring with acoustic underlay, and roller-shade window coverings throughout. The open-concept layout welcomes you with lofty 9-foot ceilings and brilliant natural light, enhanced by custom contemporary LED fixtures that keep the space bright and airy. The stunning modern kitchen is made to impress, featuring floor-to-ceiling ergonomic cabinetry, polished quartz countertops, deep drawers, a full-height contemporary backsplash, and a gas range—perfect for cooking and entertaining. The primary suite is your private retreat, complete with a spa-inspired ensuite showcasing quartz countertops, a sleek glass-enclosed shower, and environmentally conscious fixtures that elevate the everyday. The main 4-piece bathroom is finished with polished quartz countertops, a modern square-edge tub, and sleek contemporary fixtures for a clean, spa-inspired feel. Additional highlights include in-suite laundry, titled underground parking, and a dedicated storage locker. Residents enjoy premium amenities such as a fully equipped fitness centre and an inviting owners' lounge, all complemented by a 5-star hotel-style lobby and designer-inspired common areas. Ideally located, you're just steps from boutique shopping, some of Calgary's best dining and cafes, and the greenery of Radio Park. **Some images have been virtually/digitally staged to illustrate possible furnishings and layout.