



# 8375 Broadcast Avenue Calgary Alberta

\$599,900

Experience sophisticated urban living at West Plaza. Brand new and never occupied, this beautifully appointed 2 bedroom, 2 bathroom condo showcases interiors curated by Truman's award-winning design team. What truly sets this home apart is the huge balcony that lives like a private patio--an incredible outdoor extension of your living space, perfect for entertaining, summer BBQs, or creating your own outdoor lounge. Inside, comfort meets style with air conditioning, a smart Wi-Fi thermostat, and roller-shade window coverings throughout. The open-concept layout features 9-foot ceilings, abundant natural light, and custom contemporary LED fixtures that keep the space bright and inviting. You'll also appreciate the dedicated office/flex area, ideal for working from home, a reading nook, or extra storage and organization. The kitchen is a showpiece, offering floor-to-ceiling ergonomic cabinetry, polished quartz countertops, deep drawers, a full-height contemporary backsplash, and a gas range--built for both daily living and hosting. The primary suite is a true retreat with a spa-inspired ensuite featuring quartz countertops, a sleek glass-enclosed shower, and environmentally conscious fixtures for a clean, elevated finish. 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 also enjoy premium amenities including a fully equipped fitness centre, an inviting owners' lounge, and a 5-star hotel-style lobby with designer-inspired common spaces. All of this, just steps to 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...

Living room 11.08 Ft x 7.92 Ft  
 Kitchen 10.17 Ft x 9.17 Ft  
 Dining room 5.33 Ft x 4.58 Ft  
 Laundry room 3.83 Ft x 3.25 Ft  
 Office 10.42 Ft x 6.00 Ft

Bedroom 10.83 Ft x 10.00 Ft  
 Bedroom 7.17 Ft x 4.92 Ft  
 3pc Bathroom 7.67 Ft x 5.50 Ft  
 4pc Bathroom 7.17 Ft x 4.92 Ft

Listing Presented By:



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