701 8375 Broadcast Avenue SW

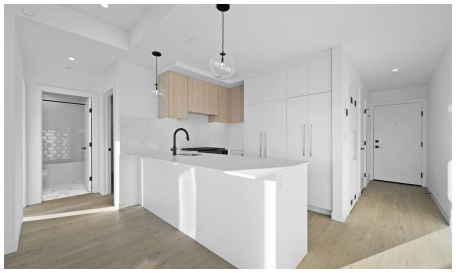
Calgary | Active | MLS® A2350023

$519,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2025**	**580 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to Plaza at West District. Discover refined urban living in this beautifully designed 2-bedroom, 1-bathroom residence by TRUMAN, located within an award-winning concrete building in Calgary's vibrant West District community. Thoughtfully planned and filled with natural light, this home offers modern comfort and exceptional walkability.

Inside, the open-concept layout showcases contemporary finishes and efficient design. The bright living and dining area flows seamlessly into a stylish kitchen featuring premium appliances, sleek cabinetry, and a functional layout ideal for everyday living or entertaining. Large south-facing windows flood the space with sunlight throughout the day, creating a warm and inviting atmosphere.

Step onto your sunny south-facing balcony-perfect for morning coffee, afternoon lounging, or soaking up the natural light in every season.

Both bedrooms offer comfortable, private retreats, while the well-appointed bathroom blends modern style with practical functionality.

Additional features include a titled underground parking stall, providing secure and convenient access year-round.

Residents of Plaza enjoy access to exceptional amenities, including a fully equipped fitness centre and an inviting owners' lounge-ideal for relaxing, working, or connecting with neighbours. Located just steps from boutique shops, local services, and the lively energy of West District, this home places you in one of Calgary's most sought-after urban destinations.

Live Better. Live TRUMAN.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350023
Bedrooms	2
Bathrooms	1
Year Built	2025
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	580 sq. ft.
Main Level Finished Area:	580 sq. ft.
Condo Fee:	$269.44
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	7
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2025 (Age: 1)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2511914
Heating:	Fan Coil
New Constr.:	Yes

Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Rubber
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$250.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Elevator(s), Fitness Center, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	na
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 10'9" × 9'5" ·
Main Floor	Kitchen With Eating Area · 11'6" × 8'6" ·
Main Floor	Bedroom - Primary · 11' × 10' ·

Main Floor	Bedroom · 9'6" × 8'6" ·
Main Floor	Laundry · Measurements not available ·
Main Floor	Balcony · 11'9" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	High Ceilings, See Remarks
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	MU-2 f4.0h30
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/701-8375-broadcast-avenue-sw-calgary-a2350023/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.