

# \$399,300 - 201, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2194937

**\$399,300**

2 Bedroom, 1.00 Bathroom, 645 sqft

Residential on 0.00 Acres

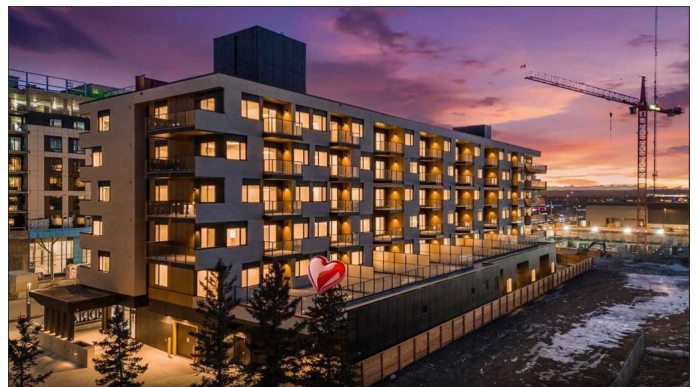
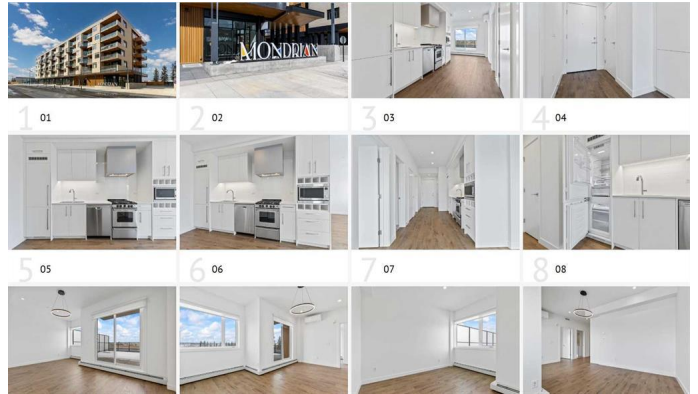
West Springs, Calgary, Alberta

This OUTSTANDING 2025 Built CORNER UNIT, situated atop the Mondrian, offers commanding views and exemplifies the developer's expertise in TOP QUALITY LIVING. With its EXTRA LARGE expansive 600 sq ft balcony; enjoy breathtaking views and relax in style. Located just 15 minutes from downtown Calgary. The coveted neighborhood provides tranquil setting, yet Amenities Galore at its doorsteps. An elevator opens directly into the residence, with a common area instead for EXCLUSIVE PRIVACY, that leads to the picturesque living area with 9 ft ceilings and a BRIGHT AURA all throughout. The primary bedroom serves as a serene retreat, complete with access to the main bath and in-suite laundry. This exceptional residence features a titled UNDERGROUND PARKING in addition to Street Parking and tons of storage space as big as your residence! Furthermore, it comes with an air-conditioning system, ensuring a comfortable living during the summer months.

Built in 2025

## Essential Information

MLS® #	A2194937
Price	\$399,300
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	645
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	201, 8370 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6L3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Laundry, Park, Roof Deck, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Elevator, High Ceilings, Recessed Lighting
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	6

### Exterior

Exterior Features	Balcony, Storage, Barbecue
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Rubber
Construction	Concrete, Wood Frame, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
-------------	-----------------

Days on Market	140
Zoning	DC

**Listing Details**

Listing Office	MaxWell Polaris
----------------	-----------------

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