

# \$459,900 - 401, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2206084

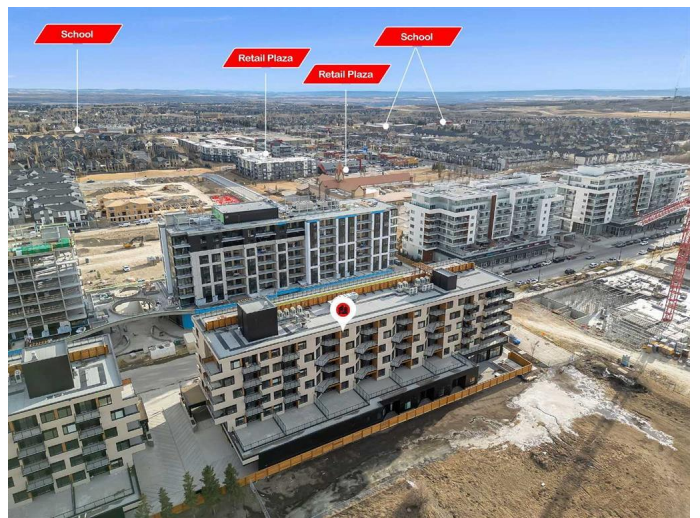
**\$459,900**

2 Bedroom, 1.00 Bathroom, 646 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Modern 2-Bedroom 1 Bath Condo in the Vibrant West District. Step into urban luxury with this sophisticated 2-bedroom in Calgary's West District. A seamless blend of style, comfort, and practicality, this home is designed for those who appreciate the best of city living. Upon entering, you're immediately greeted by the open-concept layout. The sleek kitchen features high-end appliances, abundant storage, and a design that's perfect for both cooking and entertaining. The living area effortlessly connects to your private balcony, offering the ideal spot to enjoy your morning coffee or unwind after a busy day. Both bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. With in-suite laundry and air conditioning, this condo provides the perfect balance of comfort and convenience. 1 underground parking spot, ensuring secure and easy access to your vehicle. Access to an array of luxurious amenities, including a stunning rooftop terrace with panoramic views of the West District, ideal for socializing or enjoying a peaceful moment. Situated in one of Calgary's most desirable neighborhoods, Mondrian offers unbeatable proximity to trendy shops, exciting dining options, and lush green spaces – all just steps from your door. Ready for you to move in and start your next chapter, this condo is a true gem in the heart of the West District

Built in 2024



## Essential Information

MLS® #	A2206084
Price	\$459,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	401, 8370 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6L3

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground, Parkade, Stall, Titled

## Interior

Interior Features	Closet Organizers, Open Floorplan
Appliances	Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Electric
Cooling	Wall Unit(s)
# of Stories	6

## Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Composite Siding, Wood Frame, Concrete

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 26th, 2025

Days on Market        148

Zoning                  DC

### **Listing Details**

Listing Office           Real Broker

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