

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

MLS® #A2206084

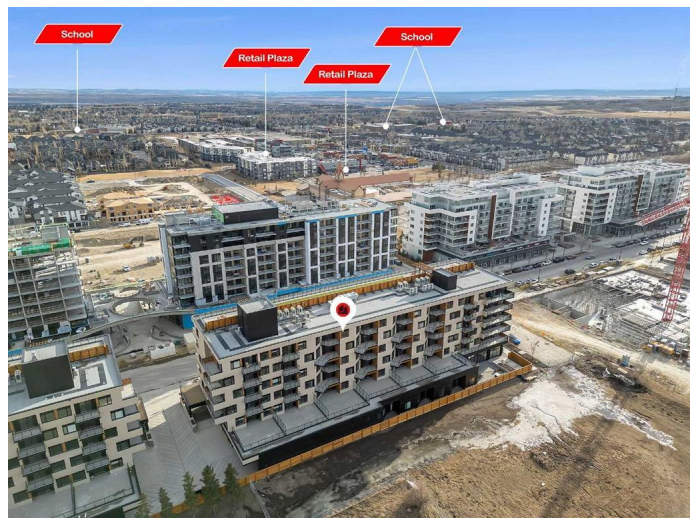
**\$459,900**

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'll be 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	Parkade, Stall, Titled, Underground

## 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, Concrete, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 26th, 2025

Days on Market        28

Zoning                  DC

### **Listing Details**

Listing Office           Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.