

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

MLS® #A2206084

**\$459,900**

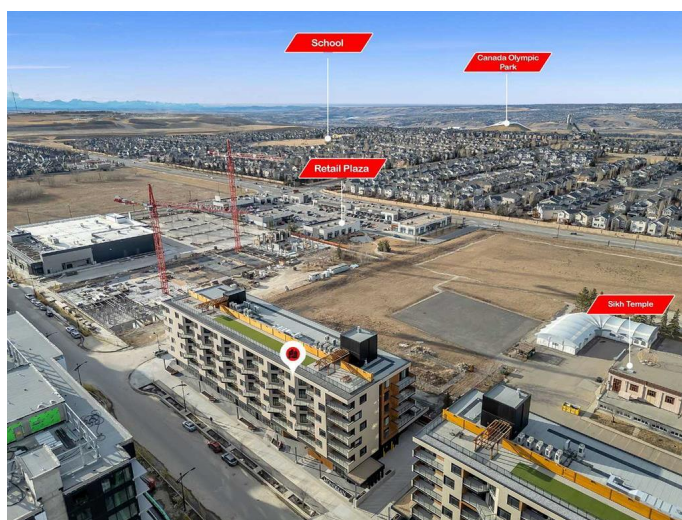
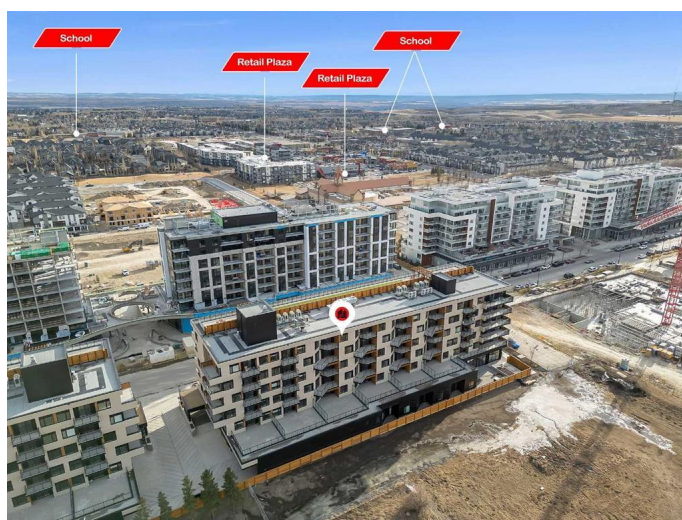
2 Bedroom, 1.00 Bathroom, 646 sqft

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, youâ€™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 Calgaryâ€™s most desirable neighborhoods, Mondrian offers unbeatable proximity to trendy shops, exciting dining options, and lush green spaces â€” 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        142  
Zoning                      DC

**Listing Details**

Listing Office            Real Broker

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