

# \$479,900 - 206, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2205430

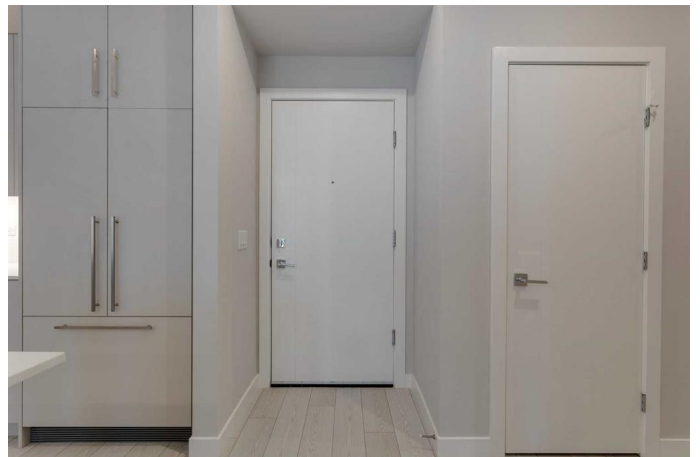
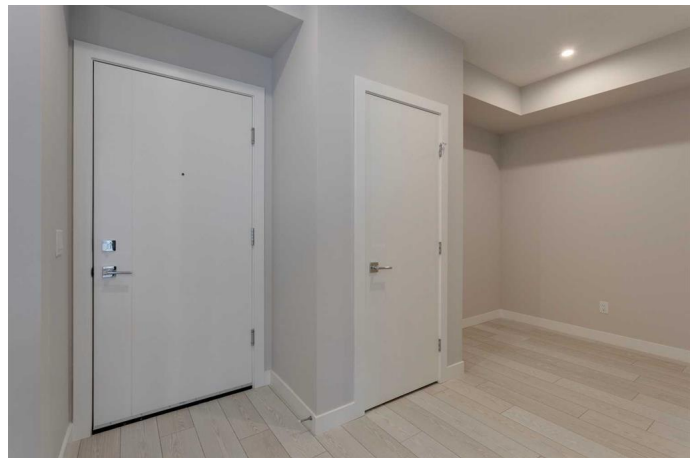
**\$479,900**

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Introducing Mondrianâ€™ your modern 2-bedroom plus den condo in the vibrant West District, where sophisticated design meets unmatched convenience. This stylish residence offers a seamless blend of comfort and functionality, perfect for those who crave the best of urban living. As you enter, the open-concept layout immediately welcomes you, showcasing a sleek kitchen equipped with top-tier appliances and ample storage space, making it ideal for both cooking and entertaining. The living area flows effortlessly into your private balcony, the perfect retreat for sipping your morning coffee or relaxing after a busy day. The two spacious bedrooms are thoughtfully designed for relaxation, while the versatile den offers endless possibilitiesâ€™ whether you're creating a home office, reading nook, or additional storage space. With the added perks of in-suite laundry and air conditioning, this condo is as convenient as it is comfortable. Included with the unit is 1 underground parking spot, ensuring secure and easy access to your vehicle. At Mondrian, an array of fantastic amenities awaits. Enjoy the stunning rooftop terrace, where you can unwind in the seating areas, taking in panoramic views of the West District. Whether you're socializing with friends or enjoying a peaceful moment to yourself, this space has it all. Situated in one of Calgary's most sought-after neighbourhoods, you'll find trendy shops, exciting dining options, and lush green spaces just steps away. Everything you



need is right at your doorstep. Ready for you to move in and start your next chapter, this condo at Mondrian is a true gem in the heart of West District.

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2205430          |
| Price          | \$479,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 794               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 206, 8370 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6L3                       |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking, Roof Deck |
| Parking Spaces | 1  |
| Parking        | Parkade, Stall, Titled, Underground                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan                     |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard   |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 6    |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony                                |
| Roof              | Rubber                                 |
| Construction      | Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 24               |
| Zoning         | DC               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.