

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

MLS® #A2194937

**\$399,300**

2 Bedroom, 1.00 Bathroom, 645 sqft

Residential on 0.00 Acres

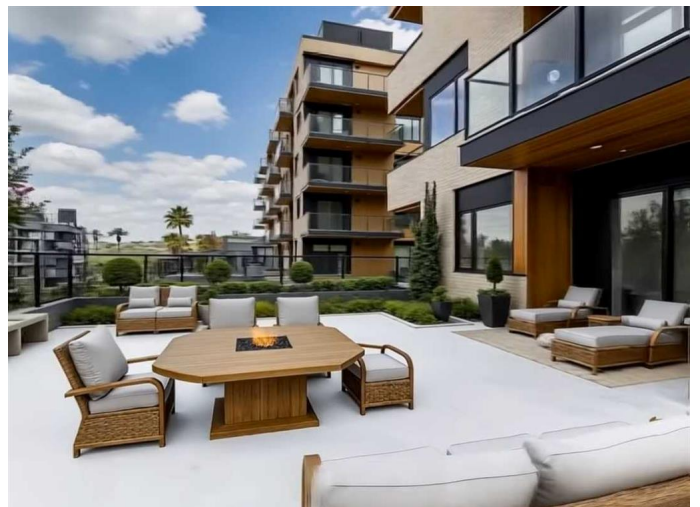
West Springs, Calgary, Alberta

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

### Interior

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

### Exterior

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

### Additional Information

Date Listed	April 3rd, 2025
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Days on Market	120
Zoning	DC

**Listing Details**

Listing Office	MaxWell Polaris
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