# \$499,900 - 206, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2205430

## \$499,900

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 \$499,900

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), Roof Deck, Secured Parking, Visitor Parking

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 10 Zoning DC

# **Listing Details**

Listing Office eXp Realty

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