

# \$499,900 - 308, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2208134

**\$499,900**

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

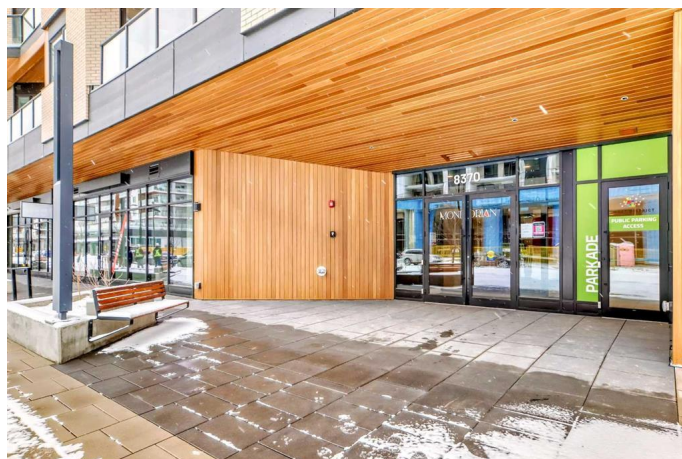
West Springs, Calgary, Alberta

Welcome to Mondrian, in the Master Planned West District, where contemporary design meets ultimate convenience. This stunning 2-bedroom, 2-bathroom + den residence is thoughtfully crafted to offer a balance of style, comfort, and functionality. Perfect for those who embrace fine urban living.

As you step inside, the open-concept layout immediately impresses, featuring a sleek chef-inspired kitchen with premium appliances (gas stovetop) and ample storage—ideal for both cooking and entertaining. The inviting living area flows effortlessly onto a private balcony, your personal retreat for morning coffee or unwinding at the end of the day.

Both spacious bedrooms are designed with relaxation in mind, while the versatile den offers endless possibilities—whether as a home office, reading nook, or creative space. Added conveniences such as in-suite laundry and air conditioning make everyday living effortless. The unit also includes a storage locker, and a titled underground parking spot ensuring your vehicle remains secure and accessible year-round.

Beyond your front door, Mondrian's amenities elevate your lifestyle. Enjoy the rooftop terrace, complete with comfortable seating areas and breathtaking views of the West District—whether you're socializing with friends or enjoying a quiet moment to yourself, this space offers the perfect setting. Nestled in the heart of West District, you're just steps from boutique shops, gourmet dining,



and scenic green spacesâ€”placing everything you need right at your doorstep. Move-in ready and waiting for you, this Mondrian condo is a true gem in the West District. Donâ€™t miss this opportunity to make it yours!

Built in 2025

**Essential Information**

MLS® #	A2208134
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	794
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	308, 8370 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6L3

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

**Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	6

## Exterior

Exterior Features	Balcony
Construction	Composite Siding, Concrete, Wood Frame

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	19
Zoning	MU-2

## Listing Details

Listing Office	Elevate Property Management
----------------	-----------------------------

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.