# \$439,900 - 204, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2258363

#### \$439,900

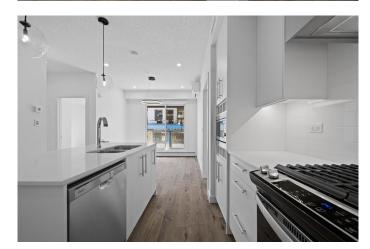
2 Bedroom, 2.00 Bathroom, 794 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Nestled in the vibrant West District, Mondrian offers a perfect balance of style, functionality, and modern urban living. This 2-bedroom, 2-bathroom + den residence is thoughtfully designed to maximize space while maintaining an inviting, upscale atmosphereâ€"perfect for those who appreciate both comfort and convenience. From the moment you step inside, the open-concept layout creates a seamless flow between the chef-inspired kitchen, dining, and living areas. Premium finishes and high-end appliancesâ€"including an integrated refrigerator, gas range, and built-in microwaveâ€"add a touch of sophistication, making everyday living both effortless and elegant. The primary bedroom, features a walk-through closet and a 3-piece ensuite with a sleek glass-enclosed shower. A second spacious bedroom provides flexibility for family, guests, or a home office. The den offers additional versatility, perfect for remote work, a creative space, or extra storage. Enjoy the added luxury of in-suite laundry, air conditioning, and stylish window coverings, ensuring a turnkey, move-in-ready experience. The private balcony extends your living space outdoorsâ€"ideal for morning coffee or unwinding at the end of the day. Beyond your home, Mondrian elevates the urban lifestyle with a rooftop terrace, offering breathtaking views, stylish seating areas, and the perfect ambiance for relaxation or entertaining. Situated just steps from boutique shops, gourmet dining, green spaces, and everyday







essentials, this home delivers unparalleled convenience in one of Calgary's most desirable neighbourhoods. With Titled Underground Parking, your vehicle stays secure and accessible year-round. This isn't just a homeâ€"it's an exceptional opportunity to live in the heart of West District. Don't miss your chance to experience the best of urban livingâ€"Mondrian is waiting for you!

Built in 2024

#### **Essential Information**

MLS® # A2258363 Price \$439,900

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 204, 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, Titled, Underground

#### Interior

Interior Features High Ceilings, See Remarks

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling Wall/Window Unit(s)

# of Stories 6

#### **Exterior**

Exterior Features Other
Roof Rubber

Construction Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 1st, 2025

Days on Market 32 Zoning DC

## **Listing Details**

Listing Office RE/MAX First

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