

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

MLS® #A2258363

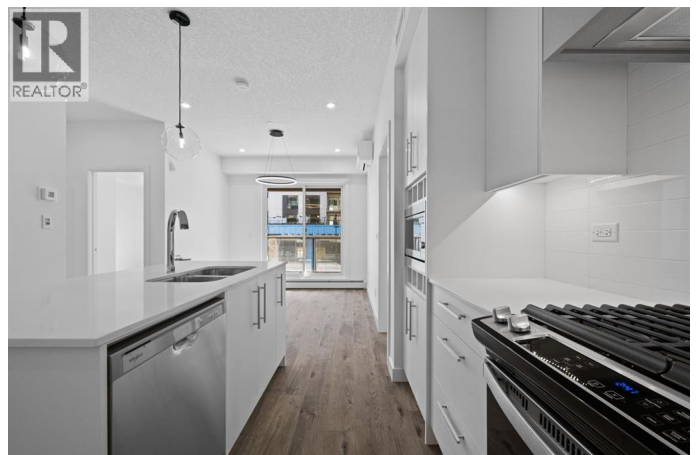
**\$439,900**

2 Bedroom, 2.00 Bathroom, 794 sqft

Single Family 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 atmosphere—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 appliances—including an integrated refrigerator, gas range, and built-in microwave—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 outdoors—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 home—it’s an exceptional opportunity to live in the heart of West District. Don’t miss your chance to experience the best of urban living—Mondrian is waiting for you! (id:6289)

Built in 2024

Essential Information

Listing #	A2258363
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Square Footage	794
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	204, 8370 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H6L3

Amenities

Amenities	Schools, Shopping
Features	See remarks, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Window Coverings, Washer & Dryer
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Heating	Natural gas Baseboard heaters
Cooling	Window air conditioner, Wall unit
# of Stories	6

## Exterior

Exterior	Composite Siding, Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX First
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