

# \$449,900 - 102, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2204647

**\$449,900**

2 Bedroom, 1.00 Bathroom, 622 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Nestled in the heart of West District, Mondrian offers the perfect blend of comfort, style, and practicality—ideal for those who appreciate the simplicity and convenience of urban living. Thoughtfully designed, this intimate yet efficient home maximizes space while maintaining a warm and inviting atmosphere. As you step inside, the open-concept layout creates an airy feel, with a functional and stylish kitchen at its heart. Featuring premium appliances, including an integrated refrigerator, gas range, and built-in microwave, it's perfect for preparing meals in the comfort of your own home. The living area extends seamlessly to a private patio, offering a peaceful retreat for morning coffee or evening relaxation. The two bedrooms provide a restful escape, designed for both comfort and tranquility. Additional conveniences include in-suite laundry, air conditioning, and window coverings throughout, ensuring everyday ease. The unit also includes one underground parking stall. Beyond your private space, Mondrian elevates the living experience with its rooftop terrace, where you can unwind in the seating areas while taking in views of the vibrant West District. Whether enjoying a quiet moment or gathering with friends, this space is perfect for every occasion.

Ideally located just steps from trendy shops, dining, and green spaces, Mondrian offers unparalleled convenience in one of Calgary's most desirable neighbourhoods.



Move-in ready, this cozy residence is waiting for you to call it home.

Built in 2024

### Essential Information

MLS® #	A2204647
Price	\$449,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	622
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	102, 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, 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	March 21st, 2025
Days on Market	14
Zoning	DC

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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