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

MLS® #A2204647

## \$449,900

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

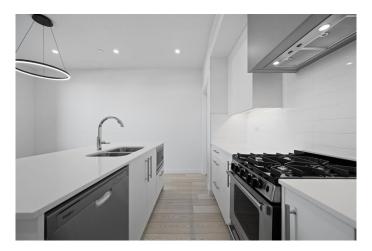
West Springs, Calgary, Alberta

Nestled in the heart of West District, Mondrian offers the perfect blend of comfort, style, and practicalityâ€"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 13

Zoning DC

## **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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