

## \$399,300 - 201, 8370 Broadcast Av, Calgary

MLS® #E4429081

**\$399,300**

2 Bedroom, 1.00 Bathroom, 645 sqft

Condo / Townhouse on 0.00 Acres

West Springs, Calgary, AB

This OUTSTANDING 2025 Built CORNER UNIT, situated atop the Mondrian, offers commanding views and exemplifies the developer's expertise in TOP QUALITY LIVING. With its EXTRA EXTRA LARGE expansive 600 sq ft balcony; enjoy breathtaking views and relax in style. Located just 15 minutes from downtown Calgary. The coveted neighborhood provides tranquil setting, yet Amenities Galore at its doorsteps. An elevator opens directly into the residence, with a common area instead for EXCLUSIVE PRIVACY, that leads to the picturesque living area with 9 ft ceilings and a BRIGHT AURA all throughout. The primary bedroom serves as a serene retreat, complete with access to the main bath and in-suite laundry. This exceptional residence features a titled UNDERGROUND PARKING in addition to tons of Street Parking and storage unit. Furthermore, it comes with an air-conditioning system, ensuring a comfortable living during the summer months.

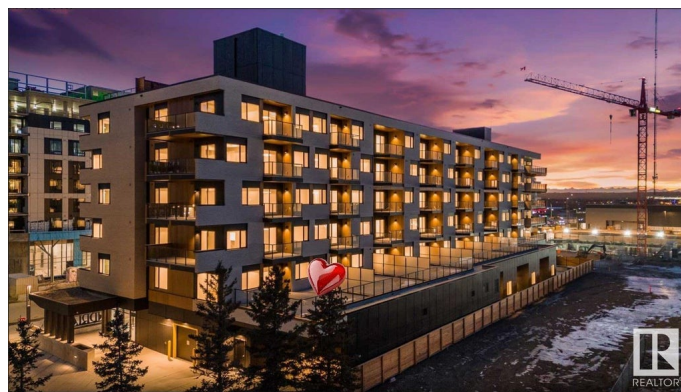
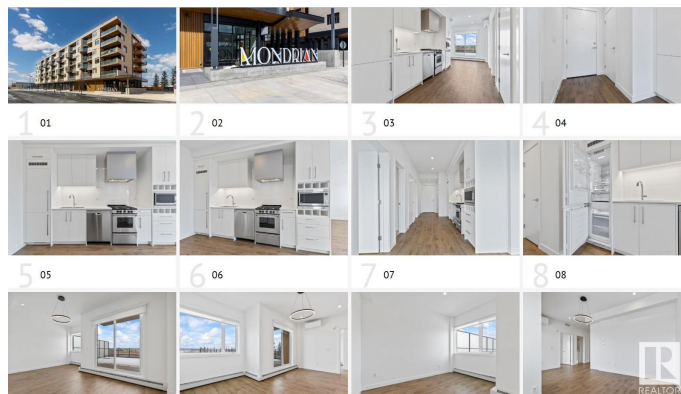
Built in 2025

### Essential Information

MLS® # E4429081

Price \$399,300

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	645
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	201, 8370 Broadcast Av
Area	Calgary
Subdivision	West Springs
City	Calgary
County	ALBERTA
Province	AB
Postal Code	T3H 6L3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft.
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Fiber Cement
Exterior Features	Corner Lot, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	See Remarks
Construction	Concrete, Fiber Cement

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 4th, 2025  
Days on Market                119  
Zoning                              Zone C  
Condo Fee                        \$276

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