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

MLS® #E4429081

### \$399,300

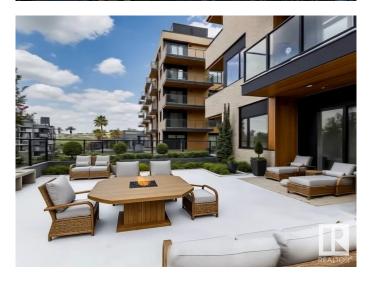
2 Bedroom, 1.00 Bathroom, 645 sqft Condo / Townhouse on 0.00 Acres

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 120

Zoning Zone C

Condo Fee \$276

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