

\$479,900 - 308, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2208134

\$479,900

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

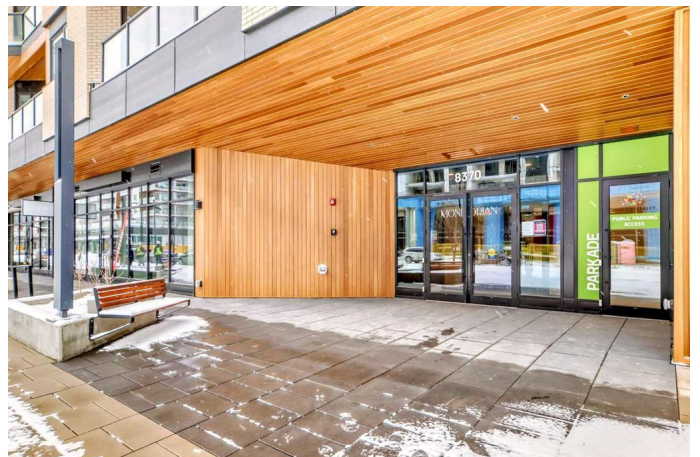
West Springs, Calgary, Alberta

Welcome to Mondrian, in the Master Planned West District, where contemporary design meets ultimate convenience. This stunning 2-bedroom, 2-bathroom + den residence is thoughtfully crafted to offer a balance of style, comfort, and functionality. Perfect for those who embrace fine urban living.

As you step inside, the open-concept layout immediately impresses, featuring a sleek chef-inspired kitchen with premium appliances (gas stovetop) and ample storage—ideal for both cooking and entertaining. The inviting living area flows effortlessly onto a private balcony, your personal retreat for morning coffee or unwinding at the end of the day.

Both spacious bedrooms are designed with relaxation in mind, while the versatile den offers endless possibilities—whether as a home office, reading nook, or creative space. Added conveniences such as in-suite laundry and air conditioning make everyday living effortless. The unit also includes a storage locker, and a titled underground parking spot ensuring your vehicle remains secure and accessible year-round.

Beyond your front door, Mondrian's amenities elevate your lifestyle. Enjoy the rooftop terrace, complete with comfortable seating areas and breathtaking views of the West District—whether you're socializing with friends or enjoying a quiet moment to yourself, this space offers the perfect setting. Nestled in the heart of West District, you're just steps from boutique shops, gourmet dining,



and scenic green spacesâ€”placing everything you need right at your doorstep. Move-in ready and waiting for you, this Mondrian condo is a true gem in the West District. Donâ€™t miss this opportunity to make it yours!

Built in 2025

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2208134 |
| Price | \$479,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 794 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 308, 8370 Broadcast Avenue Sw |
| Subdivision | West Springs |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 6L3 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating | Baseboard |
| Cooling | Wall Unit(s) |
| # of Stories | 6 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Construction | Composite Siding, Concrete, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 31 |
| Zoning | MU-2 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Elevate Property Management |
|----------------|-----------------------------|

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