

# \$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                123  
Zoning                              Zone C  
Condo Fee                        \$276

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