

# \$439,900 - 204, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2230875

**\$439,900**

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Nestled in the vibrant West District, Mondrian offers a perfect balance of style, functionality, and modern urban living. This 2-bedroom, 2-bathroom + den residence is thoughtfully designed to maximize space while maintaining an inviting, upscale atmosphere—perfect for those who appreciate both comfort and convenience. From the moment you step inside, the open-concept layout creates a seamless flow between the chef-inspired kitchen, dining, and living areas. Premium finishes and high-end appliances—including an integrated refrigerator, gas range, and built-in microwave—add a touch of sophistication, making everyday living both effortless and elegant. The primary bedroom, features a walk-through closet and a 3-piece ensuite with a sleek glass-enclosed shower. A second spacious bedroom provides flexibility for family, guests, or a home office. The den offers additional versatility, perfect for remote work, a creative space, or extra storage. Enjoy the added luxury of in-suite laundry, air conditioning, and stylish window coverings, ensuring a turnkey, move-in-ready experience. The private balcony extends your living space outdoors—ideal for morning coffee or unwinding at the end of the day. Beyond your home, Mondrian elevates the urban lifestyle with a rooftop terrace, offering breathtaking views, stylish seating areas, and the perfect ambiance for relaxation or entertaining. Situated just steps from boutique shops, gourmet dining, green spaces, and everyday



essentials, this home delivers unparalleled convenience in one of Calgary’s most desirable neighbourhoods. With Titled Underground Parking, your vehicle stays secure and accessible year-round. This isn’t just a home—it’s an exceptional opportunity to live in the heart of West District. Don’t miss your chance to experience the best of urban living—Mondrian is waiting for you!

Built in 2024

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230875          |
| Price          | \$439,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 794               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 204, 8370 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6L3                       |

Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking, Roof Deck |
| 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    | July 4th, 2025 |
| Days on Market | 72             |
| Zoning         | DC             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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