

# \$445,900 - 213, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2230878

**\$445,900**

2 Bedroom, 2.00 Bathroom, 793 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Mondrian, a modern 2-Bedroom plus den condo in the heart of West District, where contemporary living meets ultimate convenience. This charming residence is designed to offer the perfect balance of comfort, style, and functionality, ideal for those looking to make the most of urban living. As you step into the open-concept living space, you'll immediately appreciate the sleek kitchen with premium appliances and plenty of storage—perfect for cooking and entertaining. The inviting living area flows seamlessly onto a private balcony, offering the ideal spot to enjoy your morning coffee or unwind after a long day. Both bedrooms are designed with your comfort in mind, while the versatile den provides an ideal space for a home office, reading nook, or extra storage. With in-suite laundry and window coverings throughout, this home ensures everyday convenience and comfort. Plus, the unit includes 1 underground parking spot, providing secure and easy access to your vehicle. At Mondrian, exceptional amenities enhance your lifestyle. Take advantage of the stunning rooftop terrace, where you can relax on the seating areas and enjoy beautiful views of West District—whether you're socializing or enjoying a quiet moment to yourself, this space is perfect for both. Located just steps from trendy shops, exciting dining options, and green spaces, you'll have everything you need right at your doorstep, all within one of Calgary's most desirable neighbourhoods.



Move-in ready and waiting for you, this condo at Mondrian is the ideal place to start your next chapter. Donâ€™t miss out on the opportunity to call this stunning home yours. Live Better. Live Truman.

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230878          |
| Price          | \$445,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 793               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 213, 8370 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6L3                       |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Roof Deck, Secured Parking, Visitor Parking |
| 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    |
| Cooling      | Wall 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 | 32             |
| Zoning         | DC             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.