

401, 8370 Broadcast Avenue SW
Calgary, Alberta

MLS # A2206084



\$424,900



Division:	West Springs			
Type:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Level Unit			
Size:	646 sq.ft.	Age:	2024 (1 yrs old)	
Beds:	2	Baths:	1	
Garage:	Parkade, Stall, Titled, Underground			
Lot Size:	-			
Lot Feat:	-			
Heating:	Baseboard, Electric		Water:	-
Floors:	Vinyl		Sewer:	-
Roof:	Rubber		Condo Fee:	\$ 276
Basement:	-		LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame		Zoning:	DC
Foundation:	Poured Concrete		Utilities:	-
Features:	Closet Organizers, Open Floorplan			
Inclusions:	N/A			

Welcome to Modern 2-Bedroom 1 Bath Condo in the Vibrant West District. Step into urban luxury with this sophisticated 2-bedroom in Calgary's West District. A seamless blend of style, comfort, and practicality, this home is designed for those who appreciate the best of city living. Upon entering, you're immediately greeted by the open-concept layout. The sleek kitchen features high-end appliances, abundant storage, and a design that's perfect for both cooking and entertaining. The living area effortlessly connects to your private balcony, offering the ideal spot to enjoy your morning coffee or unwind after a busy day. Both bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. With in-suite laundry and air conditioning, this condo provides the perfect balance of comfort and convenience.1 underground parking spot, ensuring secure and easy access to your vehicle. Access to an array of luxurious amenities, including a stunning rooftop terrace with panoramic views of the West District, ideal for socializing or enjoying a peaceful moment. Situated in one of Calgary's most desirable neighborhoods, Mondrian offers unbeatable proximity to trendy shops, exciting dining options, and lush green spaces – all just steps from your door. Ready for you to move in and start your next chapter, this condo is a true gem in the heart of the West District