

**202, 8370 Broadcast Avenue SW  
Calgary, Alberta**

**MLS # A2281559**



**\$349,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	451 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 199
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks		

**Inclusions:** na

Mondrian, a distinguished condominium residence situated in the heart of Calgary's acclaimed West District master-planned community. This sophisticated one-bedroom, one-bathroom suite embodies contemporary urban living through its sleek, open-concept layout and premium finishes, thoughtfully designed to complement modern lifestyles. The generous living area seamlessly connects to a fully equipped kitchen with high-quality appliances, ideal for both everyday convenience and effortless entertaining. A spacious balcony extends the interior living space outdoors, offering an inviting setting for morning coffee or evening relaxation with panoramic views. The bedroom provides a serene private retreat, while the elegantly appointed bathroom strikes an optimal balance of style and practicality. The residence includes a titled underground parking stall, ensuring secure and convenient vehicle access. Residents can enjoy relaxation and social gatherings in a beautifully appointed outdoor rooftop terrace, featuring exceptional vistas and welcoming communal spaces. Strategically located steps from an array of shops, services, and the vibrant Radio Park, this home delivers exceptional convenience within a dynamic, thriving neighbourhood. Seize the opportunity to reside in one of Calgary's most desirable urban communities. Live Better. Live Truman.&reg;