

609, 8370 Broadcast Avenue SW
Calgary, Alberta

MLS # A2331879



\$539,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 440
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-2
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Perched on the top floor of the sought-after Mondrian in West District, this beautiful 3-bedroom, 2-bathroom condo offers the perfect blend of contemporary design, everyday comfort, and an unbeatable urban lifestyle. With 889 sq. ft. of thoughtfully designed living space, this home is ideal for first-time homebuyers, professionals, growing families, downsizers, or investors looking to capitalize on strong rental demand in one of Calgary's fastest-growing communities. The bright, open-concept layout is enhanced by oversized windows and seamless indoor-outdoor living, with a full-length private balcony that provides the perfect space to enjoy your morning coffee or unwind at the end of the day. The designer kitchen is the heart of the home, featuring premium appliances, sleek cabinetry, quartz countertops, and generous storage, making it as functional as it is beautiful. The spacious primary retreat offers a walk-in closet and a stylish ensuite, while two additional bedrooms provide flexibility for family, guests, or a dedicated home office. In-suite laundry, air conditioning, a titled underground parking stall, and secure storage add everyday convenience. Residents of Mondrian enjoy exceptional amenities, including a stunning rooftop terrace with panoramic views of West District—an ideal setting for entertaining or relaxing. Located just steps from boutique shopping, acclaimed restaurants, cafés, parks, and everyday amenities, this vibrant master-planned community delivers one of Calgary's most desirable live-work-play lifestyles. Whether you're purchasing your first home, looking to right-size, or expanding your real estate portfolio, this move-in-ready condo presents an outstanding opportunity. With its premium location, modern finishes, and excellent long-term rental potential, this exceptional home is one you won't want to miss.