

**308, 8370 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2208134**



**\$469,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 353
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	MU-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	n/a		
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Welcome to Mondrian, in the Master Planned West District, where contemporary design meets ultimate convenience. This stunning 2-bedroom, 2-bathroom + den residence is thoughtfully crafted to offer a balance of style, comfort, and functionality. Perfect for those who embrace fine urban living. As you step inside, the open-concept layout immediately impresses, featuring a sleek chef-inspired kitchen with premium appliances (gas stovetop) and ample storage—ideal for both cooking and entertaining. The inviting living area flows effortlessly onto a private balcony, your personal retreat for morning coffee or unwinding at the end of the day. Both spacious bedrooms are designed with relaxation in mind, while the versatile den offers endless possibilities—whether as a home office, reading nook, or creative space. Added conveniences such as in-suite laundry and air conditioning make everyday living effortless. The unit also includes a storage locker, and a titled underground parking spot ensuring your vehicle remains secure and accessible year-round. Beyond your front door, Mondrian’s amenities elevate your lifestyle. Enjoy the rooftop terrace, complete with comfortable seating areas and breathtaking views of the West District—whether you’re socializing with friends or enjoying a quiet moment to yourself, this space offers the perfect setting. Nestled in the heart of West District, you’re just steps from boutique shops, gourmet dining, and scenic green spaces—placing everything you need right at your doorstep. Move-in ready and waiting for you, this Mondrian condo is a true gem in the West District. Don’t miss this opportunity to make it yours!