



GRASSROOTS
REALTY GROUP

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609, 8370 Broadcast Avenue SW
Calgary, Alberta

MLS # A2235096



\$559,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	2025 (0 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:	\$ 375
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

Step into contemporary urban living with this stunning top-floor 3-bedroom, 2-bathroom condo located in the heart of Calgary's sought-after West District. This residence combines upscale design, everyday comfort, and effortless functionality—perfect for those who value modern living at its finest. From the moment you enter, you'll be captivated by the spacious open-concept layout. The beautiful kitchen boasts premium appliances, sleek cabinetry, and generous storage—ideal for culinary creations or entertaining guests. Flowing seamlessly from the kitchen is a bright and inviting living area, which opens onto full length private balcony—your perfect retreat for morning coffee or evening relaxation. Each of the three bedrooms is generously sized, offering a quiet sanctuary for rest and rejuvenation. The primary suite includes a luxurious en-suite bathroom, while the additional bedrooms are perfect for family, guests, or a home office. Added conveniences like in-suite laundry and air conditioning ensure maximum comfort year-round. This home includes a titled underground parking stall and secure storage for added peace of mind. Residents also enjoy exclusive access to a spectacular rooftop terrace with sweeping views of the West District—a perfect spot for entertaining or unwinding in style. Located just steps from upscale boutiques, diverse restaurants, and scenic parks, this condo offers an unbeatable lifestyle in one of Calgary's most dynamic communities. Move-in ready and designed to impress, this is more than a home—it's a statement. Don't miss your opportunity to live in luxury at Mondrian West District.