



**402, 8370 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2283135



\$359,900

Division: West Springs

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 451 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 1 **Baths:** 1

Garage: Parkade, Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 199

LLD: -

Zoning: DC

Utilities: -

Heating: Baseboard, Natural Gas

Floors: Vinyl

Roof: Rubber

Basement: -

Exterior: Composite Siding, Concrete, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, See Remarks

Inclusions: na

Welcome to Mondrian, a brand-new condo located in the heart of the award-winning West District. This 1-bedroom, 1-bathroom home offers modern urban living with a sleek, open-concept design and high-end finishes, crafted to suit your lifestyle. The spacious living area flows into a contemporary kitchen, complete with premium appliances and ample storage—perfect for daily living and entertaining. A large balcony extends your living space outdoors, providing the ideal spot to enjoy your morning coffee or unwind while watching the sunset. The bedroom is a peaceful retreat, while the beautifully designed bathroom offers a perfect balance of style and functionality. This condo includes a Titled Underground Parking space for secure, easy access to your vehicle. Relax and socialize in the two outdoor rooftop lounges, featuring stunning views and inviting spaces. Located just steps away from all shops, services, and the vibrant Central Park, this home provides unparalleled convenience in a dynamic community setting. Don't miss your chance to live in the heart of one of Calgary's most sought-after urban communities! Live Better. Live Truman. ©