

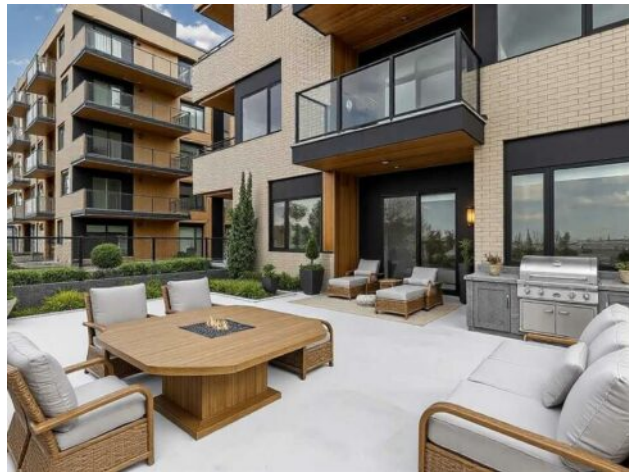


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

201, 8370 Broadcast Avenue SW
Calgary, Alberta

MLS # A2194937



\$415,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 276
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: Garage Door Opener, Air Conditioning System

This OUTSTANDING 2025 Built CORNER UNIT, situated atop the Mondrian, offers commanding views and exemplifies the developer's expertise in TOP QUALITY LIVING. With its EXTRA EXTRA LARGE expansive 600 sq ft balcony; enjoy breathtaking views and relax in style. Located just 15 minutes from downtown Calgary. The coveted neighborhood provides tranquil setting, yet Amenities Galore at its doorsteps. An elevator opens directly into the residence, with a common area instead for EXCLUSIVE PRIVACY, that leads to the picturesque living area with 9 ft ceilings and a BRIGHT AURA all throughout. The primary bedroom serves as a serene retreat, complete with access to the main bath and in-suite laundry. This exceptional residence features a titled UNDERGROUND PARKING in addition to Street Parking and tons of storage space as big as your residence! Furthermore, it comes with an air-conditioning system, ensuring a comfortable living during the summer months.