



GRASSROOTS
REALTY GROUP

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

401, 8370 Broadcast Avenue SW
Calgary, Alberta

MLS # A2206084



\$459,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	646 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 276
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan		
Inclusions:	N/A		

Welcome to Modern 2-Bedroom 1 Bath Condo in the Vibrant West District. Step into urban luxury with this sophisticated 2-bedroom in Calgary's West District. A seamless blend of style, comfort, and practicality, this home is designed for those who appreciate the best of city living. Upon entering, you're immediately greeted by the open-concept layout. The sleek kitchen features high-end appliances, abundant storage, and a design that's perfect for both cooking and entertaining. The living area effortlessly connects to your private balcony, offering the ideal spot to enjoy your morning coffee or unwind after a busy day. Both bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. With in-suite laundry and air conditioning, this condo provides the perfect balance of comfort and convenience. 1 underground parking spot, ensuring secure and easy access to your vehicle. Access to an array of luxurious amenities, including a stunning rooftop terrace with panoramic views of the West District, ideal for socializing or enjoying a peaceful moment. Situated in one of Calgary's most desirable neighborhoods, Mondrian offers unbeatable proximity to trendy shops, exciting dining options, and lush green spaces – all just steps from your door. Ready for you to move in and start your next chapter, this condo is a true gem in the heart of the West District