



**401, 8370 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2206084



\$424,900

Division: West Springs

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 646 sq.ft. **Age:** 2024 (2 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.