



GRASSROOTS
REALTY GROUP

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204, 8370 Broadcast Avenue SW
Calgary, Alberta

MLS # A2206152



\$497,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: n/a

Nestled in the vibrant West District, Mondrian offers a perfect balance of style, functionality, and modern urban living. This 2-bedroom, 2-bathroom + den residence is thoughtfully designed to maximize space while maintaining an inviting, upscale atmosphere—perfect for those who appreciate both comfort and convenience. From the moment you step inside, the open-concept layout creates a seamless flow between the chef-inspired kitchen, dining, and living areas. Premium finishes and high-end appliances—including an integrated refrigerator, gas range, and built-in microwave—add a touch of sophistication, making everyday living both effortless and elegant. The primary bedroom features a walk-through closet and a 3-piece ensuite with a sleek glass-enclosed shower. A second spacious bedroom provides flexibility for family, guests, or a home office. The den offers additional versatility, perfect for remote work, a creative space, or extra storage. Enjoy the added luxury of in-suite laundry, air conditioning, and stylish window coverings, ensuring a turnkey, move-in-ready experience. The private balcony extends your living space outdoors—ideal for morning coffee or unwinding at the end of the day. Beyond your home, Mondrian elevates the urban lifestyle with a rooftop terrace, offering breathtaking views, stylish seating areas, and the perfect ambiance for relaxation or entertaining. Situated just steps from boutique shops, gourmet dining, green spaces, and everyday essentials, this home delivers unparalleled convenience in one of Calgary's most desirable neighbourhoods. With Titled Underground Parking, your vehicle stays secure and accessible year-round. This isn't just a home—it's an exceptional opportunity to live in the heart of West District.

miss your chance to experience the best of urban living—Mondrian is waiting for you!