



**GRASSROOTS**  
REALTY GROUP

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214, 8370 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2209437



**\$497,000**

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:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Experience contemporary living at its best in the New "Mondrian" building. This brand new condo comes with 2 beds, 2 baths plus a large den, and is located in Calgary's coveted West District. This stunning home features 9-ft ceilings, luxury vinyl plank flooring and oversized windows that bring in tons of natural sunlight. The Ultra-Lux kitchen boasts S/S appliances, custom cabinets, Quartz counter-tops and a large center island that overlooks the spacious living room that grants access to an expansive balcony for outdoor enjoyment. The primary bedroom comes with a 3pc spa-like ensuite plus a walk-thru closet. Completing this gorgeous condo is a 2nd bedroom, 4pc bath plus in-suite laundry and a large front entrance. Additional bonuses included one titled U/G parking stall (#85), a separate storage locker (#32), Air Conditioning plus one of the largest patio's in the building. Residents have exclusive access to amenities including a rooftop patio, bike storage and visitor parking. Located close to schools, parks, major shopping, restaurants, City transit and easy access to main roadways.