



THE
A-TEAM

**RE/MAX
FIRST**

8370 BROADCAST Avenue #402, Calgary T3H 6L3

MLS®#: **A2187323** Area: **West Springs** Listing Date: **01/13/25** List Price: **\$434,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**
 Utilities and Features

Finished Floor Area

Abv Sqft: **451**
 Low Sqft:
 Ttl Sqft: **451**

DOM

9

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Roof: **Rubber**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Composite Siding,Concrete,Wood Frame**
 Flooring:
Vinyl
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`2" x 9`11"	Kitchen With Eating Area	Main	11`7" x 7`5"
Bedroom - Primary	Main	10`5" x 9`3"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main		Balcony	Main	19`7" x 6`1"

Legal/Tax/Financial

Condo Fee: **\$199** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **2412412**

Remarks

Pub Rmks:

Introducing Mondrian in West District Welcome to Mondrian, a brand-new condo located in the heart of the award-winning West District. This 1-bedroom, 1-bathroom home offers modern urban living with a sleek, open-concept design and high-end finishes, crafted to suit your lifestyle. The spacious living area flows into a contemporary kitchen, complete with premium appliances and ample storage—perfect for daily living and entertaining. A large balcony extends your living space outdoors, providing the ideal spot to enjoy your morning coffee or unwind while watching the sunset. The bedroom is a peaceful retreat, while the beautifully designed bathroom offers a perfect balance of style and functionality. This condo includes a Titled Underground Parking space for secure, easy access to your vehicle. Mondrian offers exceptional amenities designed to enhance your lifestyle. Stay active with the gym, pet spa, and bike studio, or unleash your creativity in the workshop. Relax and socialize in the two outdoor rooftop lounges, featuring stunning views and inviting spaces. Located just steps away from all shops, services, and the vibrant Central Park, this home provides unparalleled convenience in a dynamic community setting. With an anticipated move-in date of March 1st, this pristine, modern space is ready for you to make it your own. Don't miss your chance to live in the heart of one of Calgary's most sought-after urban communities! Live Better. Live Truman. ©

Inclusions:

n/a

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





