

8370 BROADCAST Avenue #402, Calgary T3H 6L3

MLS®#: **A2206148** Area: **West Springs** Listing Date: **03/27/25** List Price: **\$414,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

27
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Parkade,Titled,Underground
 Utilities and Features

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

Room	Level	Dimensions	Room	Level	Dimensions
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: **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. 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. 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





