



THE
A-TEAM

**RE/MAX
FIRST**

8370 BROADCAST Avenue #204, Calgary T3H 6L3

MLS® #: **A2206152**

Area: **West Springs**

Listing Date: **03/27/25**

List Price: **\$497,900**

Status: **Active**

County: **Calgary**

Change: **-\$22k, 05-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **794**
Low Sqft:
Ttl Sqft: **794**

DOM

19

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

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,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 9`9"	Kitchen With Eating Area	Main	11`7" x 12`1"
Den	Main	6`8" x 10`5"	Bedroom - Primary	Main	17`0" x 9`10"
Bedroom	Main	10`3" x 10`0"	3pc Ensuite bath	Main	0`0" x 0`0"
Balcony	Main	17`8" x 6`2"	Laundry	Main	
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$348

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2412412**

Remarks

Pub Rmks: **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. Don’t miss your chance to experience the best of urban living—Mondrian is waiting for you!**

Inclusions:
Property Listed By: **n/a**
RE/MAX Real Estate (Central)

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









