

# \$497,000 - 214, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2209437

**\$497,000**

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

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.



Built in 2024

## Essential Information

MLS® # A2209437

Price \$497,000

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	794
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	214, 8370 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6L3

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Stall, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	6

### **Exterior**

Exterior Features	Balcony
Roof	Rubber
Construction	Composite Siding, Concrete, Wood Frame

### **Additional Information**

Date Listed	April 10th, 2025
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Days on Market 11  
Zoning DC

### **Listing Details**

Listing Office 2% Realty

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