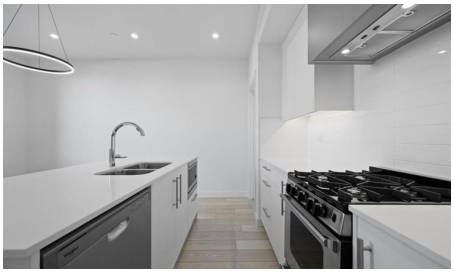
# 102 8370 Broadcast Avenue SW

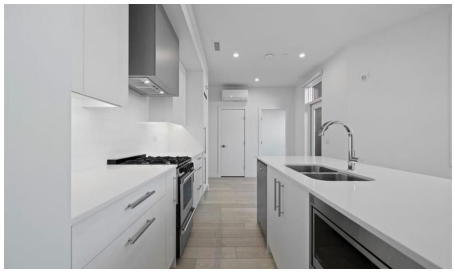
Calgary | Active | MLS® A2341609

**$354,900**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **2023** | **622 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Nestled in the heart of West District, Mondrian offers the perfect blend of comfort, style, and practicality-ideal for those who appreciate the simplicity and convenience of urban living. Thoughtfully designed, this intimate yet efficient home maximizes space while maintaining a warm and inviting atmosphere. As you step inside, the open-concept layout creates an airy feel, with a functional and stylish kitchen at its heart. Featuring premium appliances, including an integrated refrigerator, gas range, and built-in microwave, it's perfect for preparing meals in the comfort of your own home. The living area extends seamlessly to a private patio, offering a peaceful retreat for morning coffee or evening relaxation. The two bedrooms provide a restful escape, designed for both comfort and tranquility. Additional conveniences include in-suite laundry, air conditioning, and window coverings throughout, ensuring everyday ease. The unit also includes one underground parking stall. Beyond your private space, Mondrian elevates the living experience with its rooftop terrace, where you can unwind in the seating areas while taking in views of the vibrant West District. Whether enjoying a quiet moment or gathering with friends, this space is perfect for every occasion. Ideally located just steps from trendy shops, dining, and green spaces, Mondrian offers unparalleled convenience in one of Calgary's most desirable neighbourhoods. Move-in ready, this cozy residence is waiting for you to call it home.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2341609 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 2023 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 622 sq. ft. |

| | |
|---|---|
| **Main Level Finished Area:** | 622 sq. ft. |
| **Condo Fee:** | $303.73 |
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 6 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 2023 (Age: 3) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 2510150 |
| **Heating:** | Baseboard |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Composite Siding, Concrete, Wood Frame |
| **Structure Type:** | High Rise (5+ stories) |
| **Roof:** | Rubber |

| | |
|---|---|
| **Ensuite:** | No |
| **Flooring:** | Vinyl |
| **Cooling:** | Wall Unit(s) |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parkade, Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | West Springs |
| **Amenities:** | Elevator(s), Roof Deck, Secured Parking, Visitor Parking |
| **Appliances:** | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | na |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 11'11" × 9'7" · |
| **Main Floor** | Kitchen With Eating Area · 15'10" × 8'11" · |
| **Main Floor** | Dining Room · 9'8" × 8'1" · |
| **Main Floor** | Bedroom - Primary · 11'3" × 11' · |
| **Main Floor** | Bedroom · 9'11" × 9'7" · |
| **Main Floor** | Laundry · Measurements not available · |
| **Main Floor** | Balcony · 18'5" × 12'5" · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Schools Nearby, Shopping Nearby |
| **Interior Features:** | High Ceilings, See Remarks |
| **Exterior Features:** | Other |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | MU-2 f4.0h30 |
| **Listed Date:** | Sep 01, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/102-8370-broadcast-avenue-sw-calgary-a2341609/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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