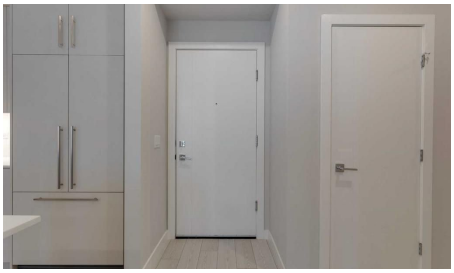
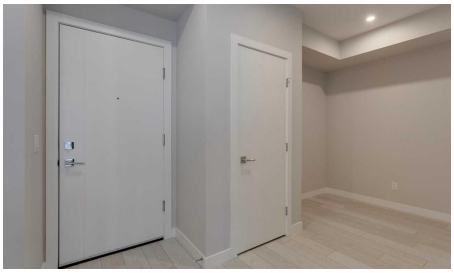
206 8370 Broadcast Avenue SW

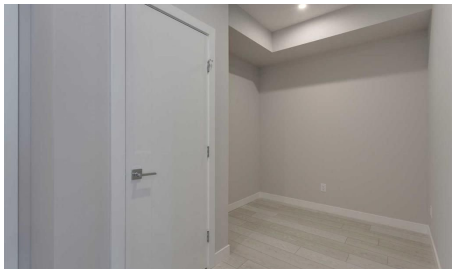
Calgary | Active | MLS® A2322878

$389,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**793.87 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by GIL Property Management And Sales Ltd.

A closer look

Experience contemporary living at Mondrian in Calgary's sought-after West District. This beautifully designed 2-bedroom plus den condominium combines modern style, everyday comfort, and an unbeatable location, making it an exceptional place to call home.

Step inside to discover a bright, open-concept floor plan designed for both relaxation and entertaining. The sophisticated kitchen features premium appliances, abundant cabinetry, and a functional layout that will impress home chefs and guests alike. The adjoining living space extends seamlessly to a private balcony, offering the perfect spot to enjoy your morning coffee, unwind after work, or take in the surrounding atmosphere.

Both bedrooms provide comfortable retreats, while the flexible den offers valuable additional space that can easily function as a home office, study area, hobby room, or extra storage. Added conveniences such as in-suite laundry and air conditioning enhance the home's appeal and everyday functionality.

This unit also includes one secure underground parking stall, providing year-round convenience and peace of mind.

Residents of Mondrian enjoy access to a stunning rooftop terrace featuring comfortable seating areas and impressive views overlooking the West District. Whether you're entertaining guests, connecting with neighbours, or simply enjoying a quiet moment outdoors, this inviting space offers the perfect setting.

Located in one of Calgary's premier urban communities, you'll be surrounded by an exciting mix of boutique shopping, popular restaurants, cafes, and beautiful green spaces. With everything you need just moments from your door, this condo presents an outstanding opportunity to enjoy the very best of West District living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2322878
Bedrooms	2
Bathrooms	2
Year Built	2024
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:	793.87 sq. ft.
Main Level Finished Area:	793.87 sq. ft.
Condo Fee:	$396.70
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
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:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$423.50
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Elevator(s), Parking, Roof Deck, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required, See Remarks

Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 11'7" × 8'4" ·
Main Floor	Living Room · 11' × 9'7" ·
Main Floor	Foyer · 8'1" × 7'6" ·
Main Floor	Bedroom - Primary · 15' × 9'9" ·
Main Floor	Bedroom · 12'9" × 10' ·
Main Floor	Den · 7'6" × 6' ·
Main Floor	Laundry · 4'2" × 3'3" ·
Main Floor	Balcony · 15' × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	MU-2 f4.0h30
Listed Date:	Jun 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-8370-broadcast-avenue-sw-calgary-a2322878/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.