



315, 8370 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2302422



**\$407,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	795 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	MU-2 f4.0h30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks		

**Inclusions:** na

Welcome to easy, modern living in West District. This bright 2-bedroom + den condo at Mondrian offers a clean, open layout that just works—whether you’re relaxing at home or hosting friends. The kitchen is sleek and functional with premium appliances, flowing into a comfortable living space and out to your private balcony—perfect for a bit of fresh air anytime. The den adds that extra flexibility for a home office or cozy corner. With in-suite laundry, underground parking, and access to a beautiful rooftop terrace, everything you need is right here. Plus, you’re steps from great shops, dining, and green space in one of Calgary’s most desirable neighbourhoods. Move-in ready and waiting for you.