



**GRASSROOTS**  
REALTY GROUP

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214, 8370 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2320230

**\$409,000**



<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Experience contemporary living at its best in the New "Mondrian" building. This Ultra-modern 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.