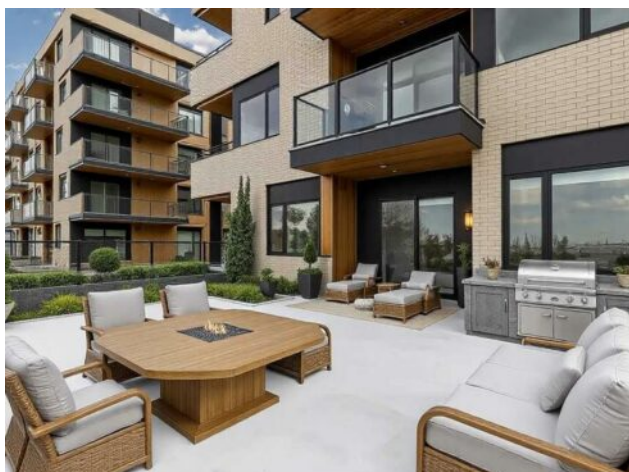


201, 8370 Broadcast Avenue SW  
Calgary, Alberta

MLS # A2194937



\$438,888

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 276
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: Garage Door Opener, Air Conditioning System

ATOP, this exceptional CORNER UNIT offers commanding views, exemplifying the Mondrian's expertise. With its very own expansive 600 sq ft balcony, residents can take in breathtaking views. Modern luxurious living awaits, respecting Calgary's iconic landmark, just 15 minutes from downtown. Suitable for both intimate city retreats and grand-scale entertaining, this property is nestled in the coveted West Springs neighborhood. An elevator opens directed into the residence seemingly designed no unit beside it but a common area adding privacy, leading to the picturesque living area with 9 ft ceilings and recessed lighting throughout. The primary bedroom serves as a serene retreat, complete with access to the main bath, In-suite laundry. This exceptional residence features a Titled parking and Storage unit apart from its expansive balcony, A RARE OFFERING. Did I mention it comes with an AIR-CONDITIONING System? Keep Hot but Cool in the summer months.