

## \$447,700 - 201, 8370 Broadcast Av, Calgary

MLS® #E4429081

**\$447,700**

2 Bedroom, 1.00 Bathroom, 645 sqft

Condo / Townhouse on 0.00 Acres

West Springs, Calgary, AB

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.

Built in 2025

### Essential Information

MLS® # E4429081

Price \$447,700

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	645
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	201, 8370 Broadcast Av
Area	Calgary
Subdivision	West Springs
City	Calgary
County	ALBERTA
Province	AB
Postal Code	T3H 6L3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft.
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Fiber Cement
Exterior Features	Corner Lot, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	See Remarks
Construction	Concrete, Fiber Cement

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 4th, 2025  
Days on Market                16  
Zoning                              Zone C  
Condo Fee                        \$276

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