

Courtesy Of Rachel Gubaton Of MaxWell Polaris

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

MLS® #E4429081

\$447,700

2 Bedroom, 1.00 Bathroom, 645 sqft
Condo / Townhouse on 0.00 Acres

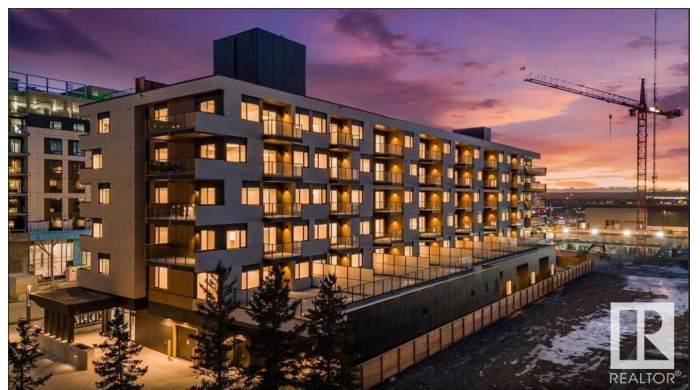
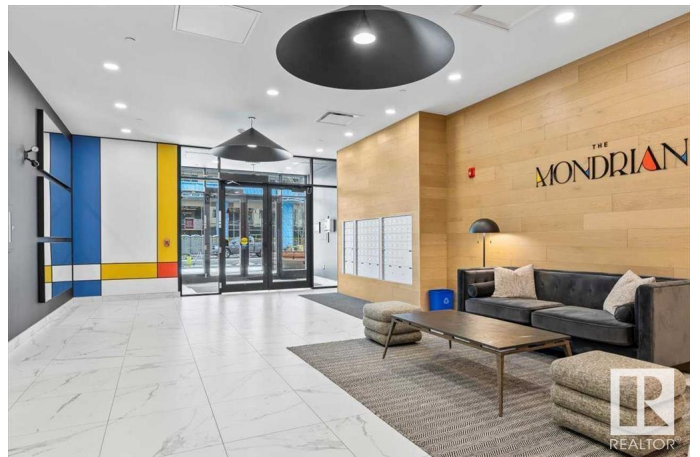
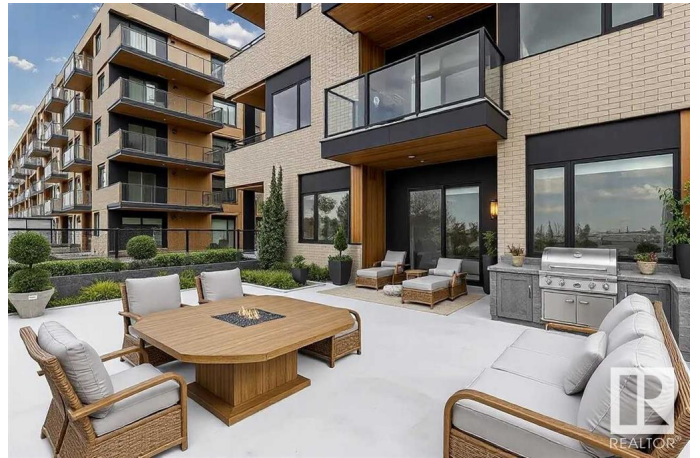
West Springs, Calgary, AB

****OPEN HOUSE ON SUN, April 13TH FROM 2pm to 5pm**** 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 | 3 |
|----------------|---|

| | |
|--------|--------|
| Zoning | Zone C |
|--------|--------|

| | |
|-----------|-------|
| Condo Fee | \$276 |
|-----------|-------|

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 7:32am MDT