

# \$447,700 - 201, 8370 Broadcast Avenue Sw, Calgary

MLS® #A2194937

**\$447,700**

2 Bedroom, 1.00 Bathroom, 645 sqft  
Residential on 0.00 Acres

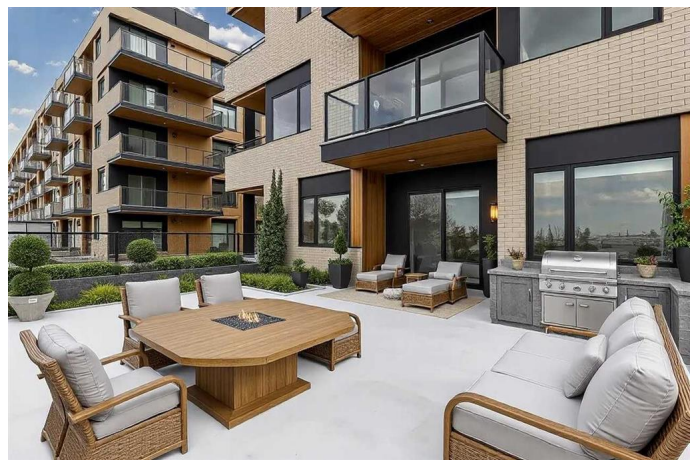
West Springs, Calgary, Alberta

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® #	A2194937
Price	\$447,700
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	645
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	201, 8370 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6L3

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Park, Roof Deck, Secured Parking, Storage, Trash, Laundry
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	6

### **Exterior**

Exterior Features	Balcony, Barbecue, Storage
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Rubber
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
-------------	-----------------

Days on Market 10  
Zoning DC

## **Listing Details**

Listing Office MaxWell Polaris

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.