

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

MLS® #A2194937

**\$447,700**

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

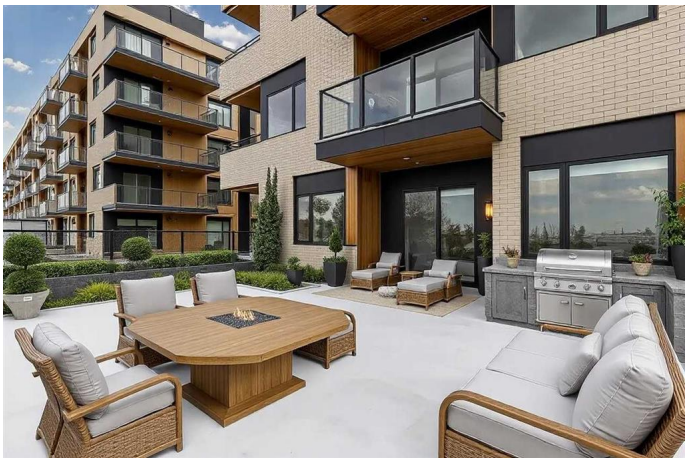
West Springs, Calgary, Alberta

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 | 15 |
| Zoning         | DC |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Polaris |
|----------------|-----------------|

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