

**412, 8230 Broadcast Avenue  
Calgary, Alberta**

**MLS # A2233220**



**\$425,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                       |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 727 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                         |                   |        |
|--------------------|-------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                       | <b>Condo Fee:</b> | \$ 337 |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Mixed | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -      |

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

Do you dream of urban living with more space, better views, and unmatched walkability? Welcome to the Mondrian in West District – an award-winning, master-planned community in Calgary's desirable West Springs. This 2 bed, 2 bath air-conditioned home offers over 9' ceilings, luxury vinyl plank flooring, and oversized NW-facing windows that flood the space with natural light. Enjoy an entertainer's kitchen with quartz counters, upgraded stainless appliances, and a large island. The spacious primary suite features a walk-through closet and elegant 3-piece ensuite with tile flooring and under-cabinet lighting. The second bedroom is bright and private, while the flexible office nook/den makes working from home a breeze. Step onto your large balcony with BBQ gas hookup and unobstructed views, or take entertaining up a level on the rooftop patio/lounge – an exclusive amenity for residents. Includes titled underground parking (Stall #37) and secure storage (Locker #71). Just steps from boutique shopping, restaurants, cafes, fitness studios, and parks – and only 15 minutes to downtown or a short drive to the mountains. Quick possession available – start your elevated lifestyle today.