

**411, 8230 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2233786**



**\$449,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                       |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 647 sq.ft.                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                             |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Exhaust Fan, Humidity Control                                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                           | <b>Condo Fee:</b> | \$ 287 |
| <b>Basement:</b>   | -                                                                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete                                                                                  | <b>Zoning:</b>    | N/A    |
| <b>Foundation:</b> | -                                                                                                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Kitchen Island, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Step into stylish, turnkey living in this brand new 3-bedroom condo at The Mondrian, complete with underground heated parking and private storage. Located in West Springs, this bright, open-concept home features 9-ft ceilings, wide-plank LVP flooring, and oversized windows. The sleek kitchen includes full-height cabinetry and premium stainless steel appliances. The spacious primary suite offers a walk-through closet and 4-piece ensuite, while two additional bedrooms with windows provide flexible space. Enjoy a balcony, A/C, smart climate control, in-suite laundry, and access to rooftop terraces with stunning city and mountain views. All just minutes from shops, cafes, and major routes.