

# \$457,900 - 601, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2206511

**\$457,900**

2 Bedroom, 1.00 Bathroom, 648 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

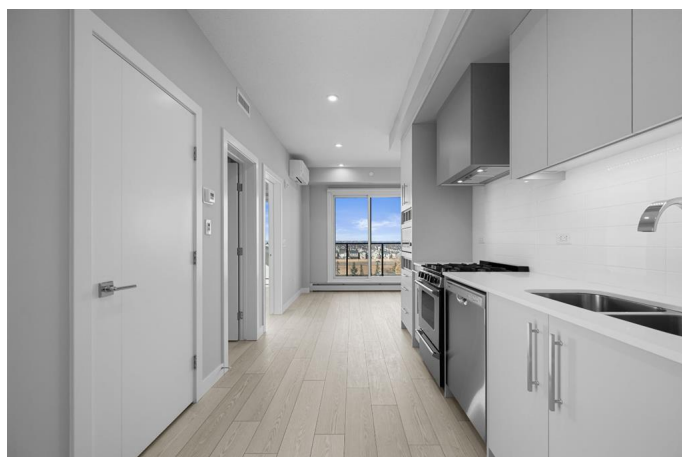
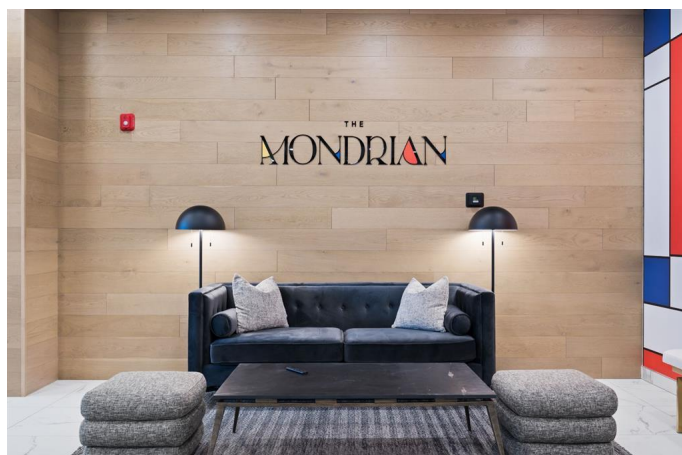
Welcome to Mondrian, a brand-new TOP FLOOR condo located in the heart of the award-winning West District. This 2-bedroom, 1-bathroom home offers modern urban living with a sleek, open-concept design and high-end finishes, crafted to suit your lifestyle. The spacious living area flows into a contemporary kitchen, complete with premium appliances and ample storage—perfect for daily living and entertaining. Two balconies extends your living space outdoors, providing the ideal spot to enjoy your morning coffee or unwind while watching the sunset. The bedroom is a peaceful retreat, while the beautifully designed bathroom offers a perfect balance of style and functionality. This condo includes a Titled Underground Parking space for secure, easy access to your vehicle. Relax and socialize in the two outdoor rooftop lounges, featuring stunning views and inviting spaces. Located just steps away from all shops, services, and the vibrant Central Park, this home provides unparalleled convenience in a dynamic community setting. This pristine, modern space is ready for you to make it your own. Don't miss your chance to live in the heart of one of Calgary's most sought-after urban communities!

Built in 2024

## Essential Information

MLS® #

A2206511



Price	\$457,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	601, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6M1

### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Underground, Parkade, Titled

### Interior

Interior Features	High Ceilings, See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	6

### Exterior

Exterior Features	Balcony, Other
Roof	Rubber
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 29th, 2025
Days on Market	55
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.