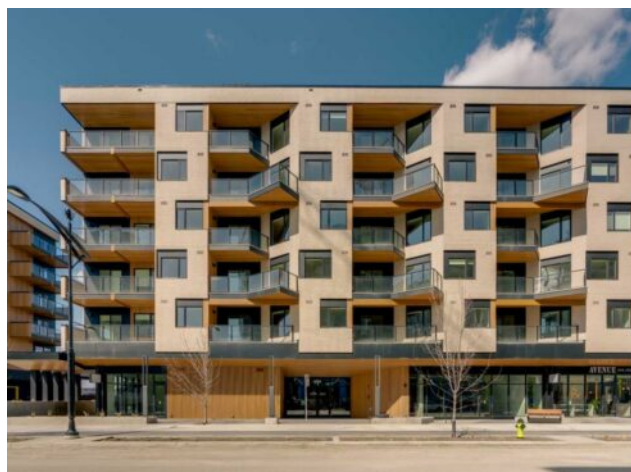


609, 8230 Broadcast Avenue SW
Calgary, Alberta

MLS # A2213909



\$444,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	N/A
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Be the first to live in this Brand New condo – Experience elevated living in this brand new, never lived in 3-bedroom condo in The Mondrian, ideally located in the vibrant and upscale community of West Springs. This thoughtfully designed home features an open floor plan with soaring 9-foot ceilings, quality LVP flooring with acoustic underlay, and custom LED energy-efficient lighting throughout. The modern kitchen is a showstopper, complete with quartz countertops, ceramic tile backsplash, floor-to-ceiling cabinetry, a central kitchen island, and high-efficiency stainless steel appliances including a built in counter depth panel finished fridge—perfect for both everyday living and entertaining. The spacious primary bedroom includes a walkthrough closet and a stylish 3-piece ensuite, while the second 4-piece bathroom also offers a sleek vanity with storage. Step outside through oversized patio doors to enjoy your private outdoor space, and stay comfortable year-round with air conditioning and a Smart Universe WiFi-enabled thermostat for easy climate control. This unit also features in-suite laundry with Energy Star-rated washer and dryer, an assigned storage locker, and access to the building’s elevator for added convenience. Residents can unwind or connect in two stunning rooftop lounges with panoramic views of the city and mountains. Located just steps from parks, scenic pathways, top-rated schools, and everyday essentials, you will love being close to the shops, dining, and services of West 85th, Aspen Landing, and West District, with quick access to Stoney Trail and Bow Trail making commuting a breeze. This is contemporary West Springs living at its best—move-in ready and waiting for you to call it home.