

**410, 8230 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2216384**



**\$519,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Covered, Garage Door Opener, Gated, Heated Garage, In		
<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>	\$ 392
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	N/A
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

\*\*\* OPEN HOUSE FRIDAY JUNE 13th 6:30-8PM \*\*\* Step into effortless luxury in this brand new, never-occupied 3-bedroom residence WITH TITLED UNDERGROUND HEATED PARKING at The Mondrian, where clean lines, upscale finishes, and smart design combine in one of Calgary's most sought-after neighborhoods. Situated in the heart of West Springs, this bright and airy home features a spacious open-concept layout, complemented by 9-foot ceilings, wide-plank LVP flooring, and oversized windows that flood the space with natural light. At the heart of the home is a contemporary chef's kitchen, outfitted with full-height cabinetry, quartz countertops, a sleek island with integrated sink, and premium stainless steel appliances including a counter-depth panel-ready refrigerator—a perfect balance of function and flair. Unwind in the tranquil primary suite, complete with a walk-through closet and a modern 3-piece ensuite, while two additional bedrooms WITH WINDOWS offer flexibility for guests, a home office, or family needs. The second full bathroom features stylish fixtures and storage-rich vanities. What truly sets this unit apart is the MASSIVE private balcony, ideal for morning coffee, entertaining, or simply enjoying peaceful skyline views. Additional highlights include air conditioning, Smart home climate control, in-suite laundry, and a titled underground heated parking stall—a must-have during Calgary winters including an assigned, separate from unit, storage. Enjoy access to beautifully designed rooftop terraces, perfect for socializing or relaxing with sweeping city and mountain vistas. Located just minutes from boutique shops, local cafés, groceries, and major commuter routes like Bow Trail and Stoney Trail, this is a rare opportunity to live in style and convenience.