

**615, 8230 Broadcast Avenue SW**  
**Calgary, Alberta**

**MLS # A2222551**



**\$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>	789 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 353
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	MU-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** n/a

**TOP FLOOR! VIEWS! Modern Living Meets Urban Convenience in West District's Mondrian** Step into refined urban living at Mondrian, a beautifully designed condo located in the heart of the highly sought-after, master-planned West District. This thoughtfully laid-out 2-bedroom, 2-bathroom + den unit seamlessly blends style and practicality—perfect for professionals, couples, or anyone who values contemporary comfort. From the moment you enter, you'll notice the expansive open-concept design. The gourmet kitchen is a standout, complete with high-end appliances (including a gas cooktop), generous cabinetry, and sleek finishes—ideal for home chefs and entertainers alike. The living area connects smoothly to a private balcony, providing a peaceful escape for your morning routine or evening relaxation. The two well-appointed bedrooms offer a calm retreat, while the den is a flexible space that adapts to your lifestyle—whether it's a home office, study corner, or creative nook. In-suite laundry and built-in air conditioning ensure year-round comfort and convenience. This unit also comes with its own storage locker and a titled underground parking stall, offering both security and easy access no matter the season. Residents of Mondrian enjoy exclusive access to a rooftop terrace with panoramic views of the West District. Whether you're hosting guests or enjoying a quiet sunset, this shared space is designed for both connection and relaxation. Ideally located, Mondrian places you within walking distance of trendy boutiques, upscale restaurants, and beautiful green spaces. With everything you need just moments away, this move-in-ready condo offers the best of urban living. Don't miss your chance to own this exceptional home in one of Calgary's most vibrant communities.