

**412, 8230 Broadcast Avenue
 Calgary, Alberta**

MLS # A2233220



\$425,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	727 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Do you dream of urban living with more space, better views, and unmatched walkability? Welcome to the Mondrian in West District – an award-winning, master-planned community in Calgary's desirable West Springs. This 2 bed, 2 bath air-conditioned home offers over 9' ceilings, luxury vinyl plank flooring, and oversized NW-facing windows that flood the space with natural light. Enjoy an entertainer's kitchen with quartz counters, upgraded stainless appliances, and a large island. The spacious primary suite features a walk-through closet and elegant 3-piece ensuite with tile flooring and under-cabinet lighting. The second bedroom is bright and private, while the flexible office nook/den makes working from home a breeze. Step onto your large balcony with BBQ gas hookup and unobstructed views, or take entertaining up a level on the rooftop patio/lounge – an exclusive amenity for residents. Includes titled underground parking (Stall #37) and secure storage (Locker #71). Just steps from boutique shopping, restaurants, cafes, fitness studios, and parks – and only 15 minutes to downtown or a short drive to the mountains. Quick possession available – start your elevated lifestyle today.