

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

**MLS # A2263623**



**\$419,900**

|                    |                                                                      |                   |        |
|--------------------|----------------------------------------------------------------------|-------------------|--------|
| <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>   | Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                  |                   |        |

Welcome to elevated urban living at Mondrian, an architecturally striking residence nestled in the heart of Calgary's highly coveted, master-planned West District. This top-floor 2-bedroom + den, 2-bathroom unit offers the perfect blend of sophisticated style and smart functionality—ideal for professionals, couples, or anyone who appreciates contemporary comfort in a prime location. Step inside to discover a bright, open-concept layout designed for both everyday living and stylish entertaining. The modern kitchen is a chef's dream, featuring premium appliances including a gas cooktop, sleek cabinetry, and elegant finishes. The kitchen flows effortlessly into the spacious living and dining area, which extends out to your private balcony—perfect for morning coffee or unwinding with sunset views. Both bedrooms are generously sized, with the primary suite offering a peaceful retreat and its own spa-inspired ensuite. The versatile den provides the flexibility to create a home office, study space, or creative corner tailored to your needs. Additional highlights include in-suite laundry, central A/C, and an abundance of natural light throughout. This unit also includes a titled underground parking stall and a separate storage locker, ensuring convenience and peace of mind year-round. As a resident of Mondrian, you'll enjoy access to an exclusive rooftop terrace—a stunning communal space with panoramic city and mountain views, ideal for hosting or relaxing above it all. Location is everything, and Mondrian places you steps from boutique shopping, fine dining, and lush parks—all in one of Calgary's most vibrant and walkable neighborhoods. Move-in ready and designed for modern life, this exceptional home is your opportunity to live in style at the center of it all.