

# \$460,000 - 412, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2221458

**\$460,000**

2 Bedroom, 2.00 Bathroom, 728 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Do you dream of urban living but desire more than what downtown or the belt line can offer? Welcome to the Mondrian! This 2 Bed / 2 Bath Air Conditioned new property is nestled in the center of the master planned and award winning community of West District! Upon entry this immaculate home boasts luxury vinyl flooring throughout, 9 foot ceilings and upgraded stainless steel appliances and built-ins. The main living area has a large kitchen island perfect for entertaining friends and family. This layout has a large master, with walk-through closet and 3 piece ensuite bath with quartz counters, under cabinet lighting and stylish back splash as well as white tile flooring! The second bedroom is private and well lit. This layout boasts an office nook / den that makes for a great work from home location. The large NW facing deck has unobstructed views and a BBQ gas hookup for those warm evenings. The oversized windows provide loads of natural light that floods the entirety of the space. The titled underground parking stall is #37 and storage locker #71. The roof top patio / lounge is unique and perfect for entertaining larger groups. West District is located in the desirable Westsprings area and is the center of a community that boasts walkability to all levels of shopping and restaurants while being only a couple street lights to the mountains and 15 minutes to downtown Calgary! Quick possession available.



Built in 2024

Essential Information

MLS® #	A2221458
Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	728
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	412, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6M1

Amenities

Amenities	Elevator(s), Laundry, Park, Parking, Picnic Area, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Roof Deck
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior 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
Appliances	Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
# of Stories	6

**Exterior**

Exterior Features	Balcony, BBQ gas line, Playground, Storage
Construction	Composite Siding, Mixed

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	4
Zoning	DC

**Listing Details**

Listing Office	2% Realty
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