

# \$425,000 - 615, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2222551

**\$425,000**

2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

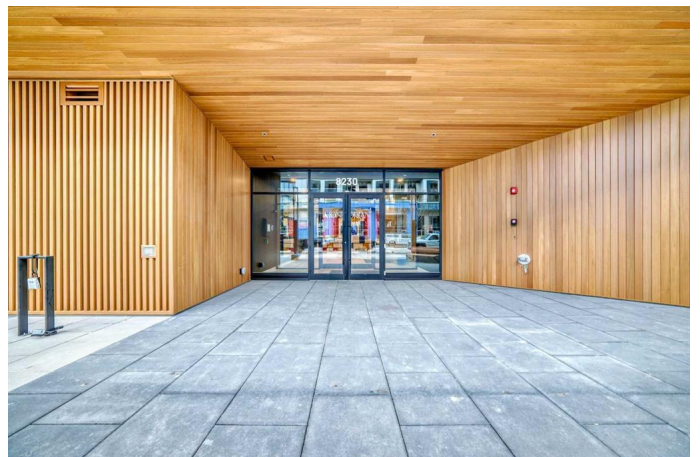
**TOP FLOOR! VIEWS! Modern Living Meets Urban Convenience in West District's Mondrian**

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 youâ€™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 Calgaryâ€™s most vibrant communities.

Built in 2025

**Essential Information**

MLS® #	A2222551
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	789
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	615, 8230 Broadcast Avenue Sw
Subdivision	West Springs

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6M1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	6

### Exterior

Exterior Features	Balcony
Construction	Composite Siding, Concrete, Wood Frame

### Additional Information

Date Listed	May 19th, 2025
Days on Market	70
Zoning	MU-2

### Listing Details

Listing Office	Elevate Property Management
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