

# \$439,999 - 604, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2222669

**\$439,999**

2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.00 Acres

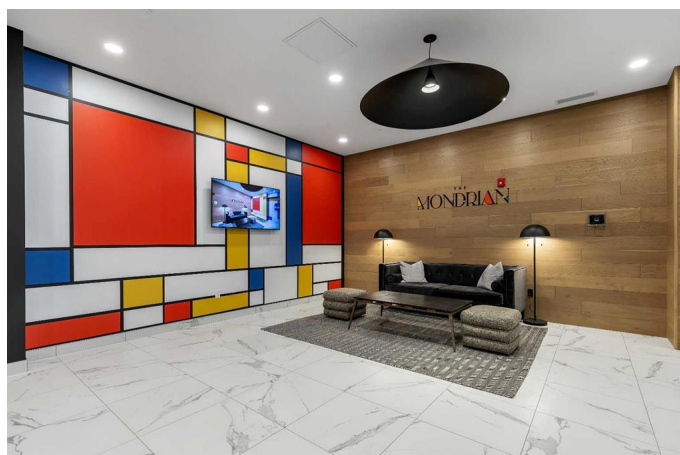
West Springs, Calgary, Alberta

BEST PRICED UNIT. 50K EQUITY ON POSSESSION or MORE THAN 100% ROI on POSSESSION. Welcome to the Mondrian Luxury Condo by Truman in the highly sort after community of WEST DISTRICT. This exceptional unit boasts two-bedrooms, two bathrooms plus a den. located on the top floor with breathtaking views that are sure to impress. THIS IS A RARE opportunity in the market.

This brand-new home features an inviting open-concept design with 9-foot ceilings, creating a bright and airy atmosphere perfect for entertaining. The gourmet kitchen is a true highlight, boasting high-end appliances, including FISHER & PAYKEL panel covered Refrigerator, including a gas stove and built-in microwave. The central kitchen island and quartz countertops, combined with ample cabinetry and a unique wine rack, make it a chef's dream.

The spacious living area extends to a beautiful balcony, where you can enjoy your morning coffee or unwind with friends while soaking in stunning views.

The primary suite is a true oasis, complete with a generous walk-through closet and a luxurious ensuite. A second bedroom and a well-appointed bathroom ensures comfort for family or guests.



Stay comfortable year-round with air conditioning managed by a Smart Universe WiFi-enabled thermostat. Additional conveniences include in-suite laundry with an energy-efficient washer and dryer, and a heated titled underground parking stall to protect your vehicle from Calgary's weather. Youâ€™ll also have access to an assigned and secure storage unit for extra belongings.

Enjoy the fantastic rooftop lounge area with panoramic views and a vibrant community with shops, restaurants, and services nearby, including West District and Aspen Landing. With easy access to major routes such as Stoney Trail , Bow Trail and the rocky mountains; this location is ideal for both work and leisure.

Donâ€™t miss your chance to own this remarkable condo at an UNBEATABLE PRICE. Schedule your private showing today and experience the perfect blend of luxury and value!

Built in 2025

**Essential Information**

MLS® #	A2222669
Price	\$439,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	604, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6M1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Roof Deck, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	ENERGY STAR Qualified Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer Stacked, Wall/Window Air Conditioner, Built-In Refrigerator, Built-In Freezer
Heating	Baseboard
Cooling	Central Air
# of Stories	6

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Construction	Brick, Concrete, Wood Frame

### Additional Information

Date Listed	May 21st, 2025
Days on Market	16
Zoning	MU-2

### Listing Details

Listing Office	Real Broker
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