

# \$424,900 - 611, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2216249

**\$424,900**

2 Bedroom, 1.00 Bathroom, 636 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Perched on the coveted top floor of Mondrian, this BRAND NEW 2-bedroom, 1-bath condo offers the ultimate in modern urban living, right in the vibrant heart of West District. Here, every square foot is designed for both style & ease—a seamless blend of sleek, open-concept design and high-end finishes that elevate your daily life. Step inside to a light-filled living space where clean lines meet comfort, flowing effortlessly into a thoughtfully designed kitchen outfitted with premium appliances, quartz counters, and generous cabinetry. Your large private balcony extends your living space outdoors, inviting you to sip your morning coffee or toast the sunset with friends, all while soaking in expansive views. The primary bedroom is your personal sanctuary, a tranquil escape designed for rest and recharge, and the attached 4 pc bathroom offers spa-like touches with modern fixtures including under cabinet floor lighting and flawless functionality. Convenience meets peace of mind with titled underground parking, ensuring secure, effortless access at all hours. As a resident, you'll also enjoy exclusive access to two spectacular rooftop lounges—perfect for gathering with neighbours or simply unwinding with a glass of wine against a stunning skyline backdrop. Step outside your door and you're mere moments from boutique shops, local dining, everyday essentials, and the lush expanse of Central Park, making every errand and outing effortlessly walkable. Whether you're a



first-time buyer or looking to right-size into luxury, this immaculate home invites you to experience the very best of Calgary’s most dynamic community. Don’t just imagine the lifestyle—live it. Book your private showing today and claim your spot in West District’s crown jewel.

Built in 2024

Essential Information

MLS® #	A2216249
Price	\$424,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	636
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	611, 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, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

## Additional Information

Date Listed	May 1st, 2025
Days on Market	47
Zoning	DC

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.