

# \$475,000 - 508, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2216398

**\$475,000**

2 Bedroom, 2.00 Bathroom, 783 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

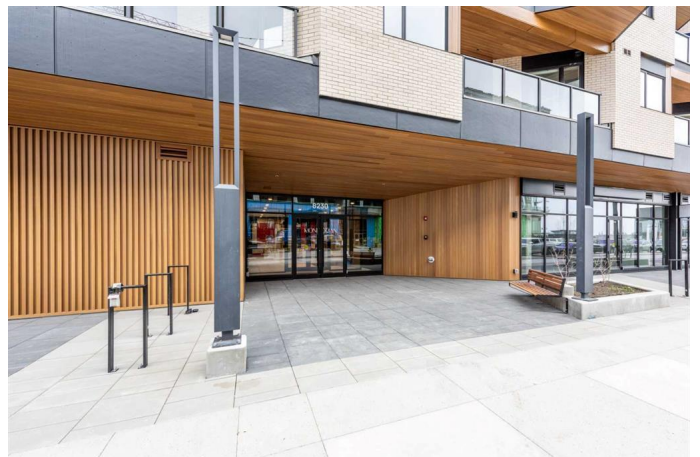
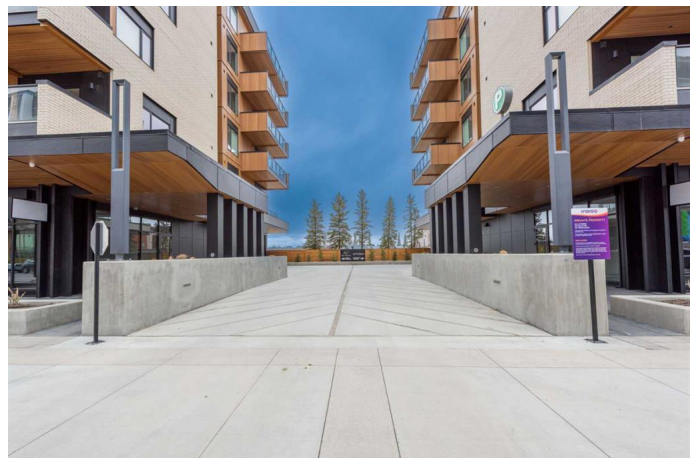
Brand New 2-Bed + Den Condo in The Mondrian | West Springs Living at Its Finest

Welcome to The Mondrian in highly sought-after West Springs—where luxury, comfort, and convenience meet. This brand new, never lived-in 2-bedroom + den condo offers elevated contemporary living in one of Calgary's most prestigious communities.

Step inside to an elegant, open-concept layout featuring 9-foot ceilings, luxury vinyl plank flooring with acoustic underlay, and energy-efficient LED lighting throughout. The designer kitchen is the centerpiece of the home, complete with quartz countertops, ceramic tile backsplash, floor-to-ceiling cabinetry, a central island, and high-efficiency stainless steel appliances, including a built-in, panel-finished counter-depth refrigerator.

The spacious primary bedroom includes a walkthrough closet and a sleek 3-piece ensuite, while the second bedroom and multi-purpose den provide added functionality for family, guests, or a home office. Enjoy seamless indoor-outdoor living through oversized patio doors leading to your private outdoor space. Stay comfortable year-round with central air conditioning and a WiFi-enabled Smart thermostat.

Additional highlights include in-suite laundry with Energy Star-rated washer and dryer,



underground parking, an assigned storage locker, and elevator access. Residents also enjoy access to two rooftop lounges with stunning panoramic city and mountain viewsâ€”perfect for relaxing or entertaining.

Ideally located just steps from parks, pathways, schools, and all amenities, with quick access to West 85th, Aspen Landing, West District, Stoney Trail, and Bow Trail. This is a rare opportunity to own a move-in-ready luxury condo in one of Calgaryâ€™s most desirable neighborhoods.

Built in 2025

**Essential Information**

MLS® #	A2216398
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	783
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	508, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6M1

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Storage, Trash, Roof Deck
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Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	6

### **Exterior**

Exterior Features	None
Construction	Concrete, Wood Frame, Composite Siding

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	47
Zoning	N/A

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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