

# \$449,900 - 411, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2233786

## \$449,900

2 Bedroom, 1.00 Bathroom, 647 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Step into stylish, turnkey living in this brand new 3-bedroom condo at The Mondrian, complete with underground heated parking and private storage. Located in West Springs, this bright, open-concept home features 9-ft ceilings, wide-plank LVP flooring, and oversized windows. The sleek kitchen includes full-height cabinetry and premium stainless steel appliances. The spacious primary suite offers a walk-through closet and 4-piece ensuite, while two additional bedrooms with windows provide flexible space. Enjoy a balcony, A/C, smart climate control, in-suite laundry, and access to rooftop terraces with stunning city and mountain views. All just minutes from shops, cafes, and major routes.

Built in 2025

## Essential Information

MLS® #	A2233786
Price	\$449,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit



Status Active

## Community Information

Address 411, 8230 Broadcast Avenue Sw  
Subdivision West Springs  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H6M1

## Amenities

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

## Interior

Interior Features Breakfast Bar, Built-in Features, Kitchen Island, Recessed Lighting, Storage, Walk-In Closet(s), Smart Home  
Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Wall/Window Air Conditioner, Built-In Refrigerator, ENERGY STAR Qualified Dishwasher  
Heating Baseboard, Humidity Control, Exhaust Fan  
Cooling Wall Unit(s)  
# of Stories 6

## Exterior

Exterior Features Balcony, BBQ gas line, Courtyard, Lighting, Playground, Private Entrance, Storage, Uncovered Courtyard  
Construction Composite Siding, Concrete

## Additional Information

Date Listed June 20th, 2025  
Days on Market 38  
Zoning N/A

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.