

# \$519,900 - 410, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2216384

**\$519,900**

3 Bedroom, 2.00 Bathroom, 897 sqft  
Residential on 0.00 Acres

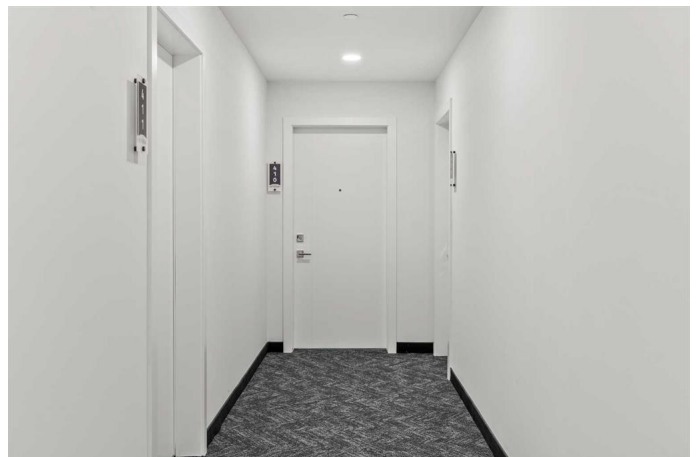
West Springs, Calgary, Alberta

\*\*\* OPEN HOUSE SATURDAY & SUNDAY  
MAY 3rd AND 4th FROM 12-2PM \*\*\* Step into  
effortless luxury in this brand new,  
never-occupied 3-bedroom residence WITH  
TITLED UNDERGROUND HEATED  
PARKING at The Mondrian, where clean  
lines, upscale finishes, and smart design  
combine in one of Calgary's most  
sought-after neighborhoods. Situated in the  
heart of West Springs, this bright and airy  
home features a spacious open-concept  
layout, complemented by 9-foot ceilings,  
wide-plank LVP flooring, and oversized  
windows that flood the space with natural light.

At the heart of the home is a contemporary  
chef's kitchen, outfitted with full-height  
cabinetry, quartz countertops, a sleek island  
with integrated sink, and premium stainless  
steel appliances including a counter-depth  
panel-ready refrigerator—a perfect balance of  
function and flair.

Unwind in the tranquil primary suite, complete  
with a walk-through closet and a modern  
3-piece ensuite, while two additional bedrooms  
WITH WINDOWS offer flexibility for guests, a  
home office, or family needs. The second full  
bathroom features stylish fixtures and  
storage-rich vanities.

What truly sets this unit apart is the MASSIVE  
private balcony, ideal for morning coffee,  
entertaining, or simply enjoying peaceful



skyline views. Additional highlights include air conditioning, Smart home climate control, in-suite laundry, and a titled underground heated parking stall—a must-have during Calgary winters including an assigned, separate from unit, storage.

Enjoy access to beautifully designed rooftop terraces, perfect for socializing or relaxing with sweeping city and mountain vistas. Located just minutes from boutique shops, local cafés, groceries, and major commuter routes like Bow Trail and Stoney Trail, this is a rare opportunity to live in style and convenience.

Built in 2025

### Essential Information

MLS® #	A2216384
Price	\$519,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	897
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	410, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6M1

### Amenities

Amenities	Elevator(s), Park, Parking, Picnic Area, Playground, Roof Deck, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Covered, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Secured, Titled, Underground, Gated

## Interior

Interior Features	Breakfast Bar, Built-in Features, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Smart Home
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Wall/Window Air Conditioner, Washer, ENERGY STAR Qualified Dishwasher
Heating	Baseboard, Exhaust Fan, Humidity Control
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	April 30th, 2025
Zoning	N/A

## Listing Details

Listing Office	CIR 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.