

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

MLS® #A2222669

\$439,999

2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.00 Acres

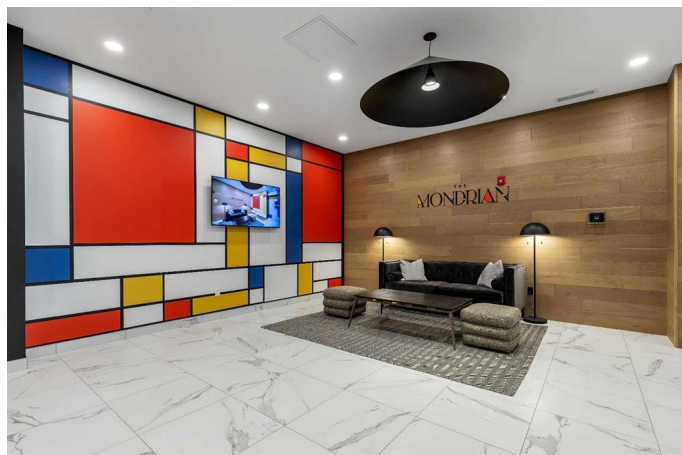
West Springs, Calgary, Alberta

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	25
Zoning	MU-2

Listing Details

Listing Office	Real Broker
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