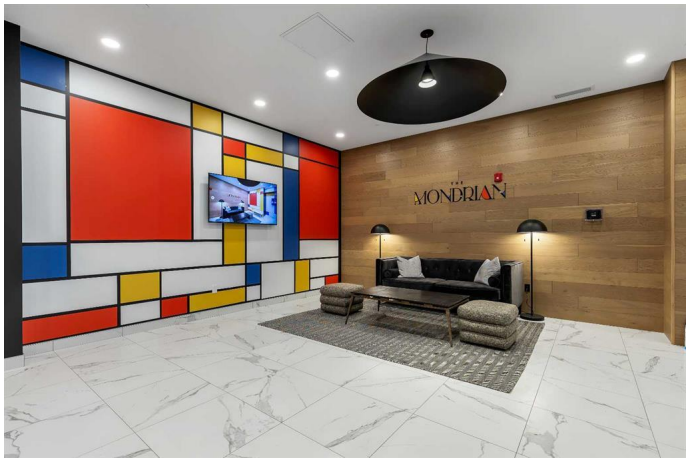
$439,999 - 613, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2223024

$439,999
2 Bedroom, 2.00 Bathroom, 801 sqft
Residential on 0.00 Acres

West Springs, Calgary, Alberta



Welcome to the Mondrian Luxury Condos by Truman, nestled in the highly sought-after community of West District. This extraordinary TOP-FLOOR unit features TWO BEDROOMS , TWO BATHROOMS PLUS A DEN all set against breathtaking views that will truly captivate you. This is a rare opportunity in todayâ€™s market!

This brand-new residence boasts a spacious open-concept layout with 9-FOOT CEILINGS creating a bright and inviting atmosphere perfect for entertaining. The gourmet kitchen stands out with high-end FISHER & PAYKEL appliances, including a panel-covered refrigerator, gas stove, and built-in microwave. The central island, quartz countertops, ample cabinetry, and a unique wine rack make this kitchen a chefâ€™s paradise.

The expansive living area flows seamlessly onto a beautiful balcony, ideal for savoring your morning coffee or relaxing with friends while taking in the stunning views.

The primary suite is a true sanctuary, featuring a generous walk-through closet and a luxurious ensuite bathroom. A second bedroom and a well-appointed bathroom ensure comfort for family and guests alike.

Stay comfortable year-round with air conditioning controlled 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 shield your vehicle from Calgary's unpredictable weather. Youâ€™ll also have access to a secure assigned storage unit for extra belongings.

Take advantage of the fantastic ROOF TOP LOUNGE area with PANORAMIC VIEWS and enjoy a vibrant community filled with shops, restaurants, and services nearby, including West District and Aspen Landing. With easy access to major routes like Stoney Trail and Bow Trail, as well as the Rocky Mountains, this location is perfect for both work and leisure.

Donâ€™t miss your chance to own this exceptional condo at an UNBEATABLE PRICE. Schedule your private showing today and discover the PERFECT COMBINATION OF LUXURY & VALUE!!!

Built in 2025

Essential Information

MLS® #	A2223024
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	613, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h 6m1

Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Playground, Secured Parking, Snow Removal, Storage, Visitor Parking, Picnic Area
Parking Spaces	1
Parking	Assigned, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Gas Stove, Washer/Dryer Stacked, Built-In Freezer, Built-In Range
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Private Entrance
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	May 20th, 2025
Days on Market	27
Zoning	MU-2

Listing Details

Listing Office	Real Broker

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