

# \$419,900 - 601, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2264009

**\$419,900**

2 Bedroom, 1.00 Bathroom, 648 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience modern urban living in the heart of West District at Mondrian. This well-designed 2-bedroom, 1-bathroom residence offers a smart use of space, combining functionality with contemporary style—perfect for those who value convenience and a vibrant community setting.

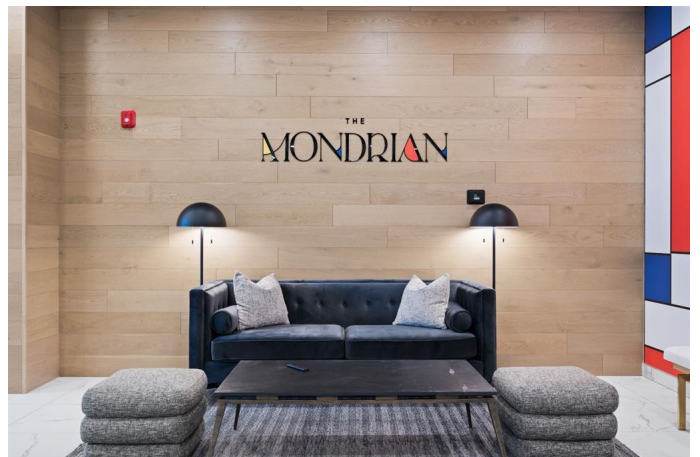
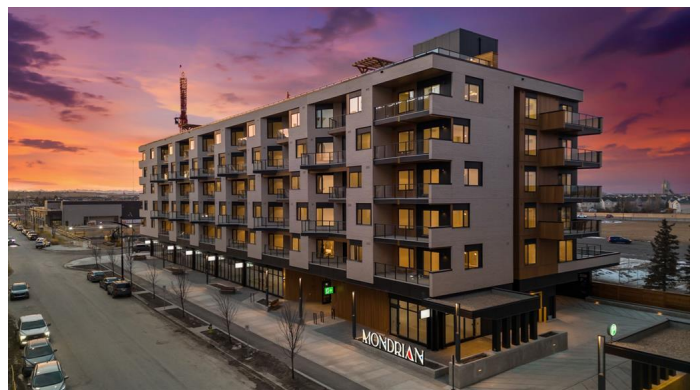
The open-concept layout connects the kitchen, dining, and living areas, creating an efficient and welcoming space. The kitchen is outfitted with premium finishes and high-end appliances, including an integrated refrigerator, gas range, and built-in microwave—bringing both elegance and ease to everyday living.

While compact, both bedrooms provide flexible options for a guest room, home office, or personal retreat. The centrally located 4-piece bathroom is easily accessible from all areas of the home.

Additional highlights include in-suite laundry, air conditioning, and stylish window coverings. Step out onto your private balcony—ideal for a quiet morning coffee or an evening wind-down.

Residents of Mondrian enjoy exclusive access to a rooftop terrace with breathtaking views, modern seating areas, and an ideal setting for entertaining or relaxing.

Located steps from boutique shops, gourmet dining, parks, and essential amenities, this home delivers everyday convenience in one of Calgary's most sought-after neighbourhoods. Titled underground parking



ensures your vehicle remains secure and protected year-round.  
This is your opportunity to own a sleek, low-maintenance home in West Districtâ€”discover the lifestyle that Mondrian offers today.

Built in 2024

**Essential Information**

MLS® #	A2264009
Price	\$419,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	601, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6L3

**Amenities**

Amenities	Elevator(s), Secured Parking, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Parkade, Titled, Underground

**Interior**

Interior Features	High Ceilings, See Remarks
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	6

### Exterior

Exterior Features	Other
Roof	Rubber
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 10th, 2025
Zoning	DC

### Listing Details

Listing Office	RE/MAX First
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