

# \$464,900 - 609, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2213909

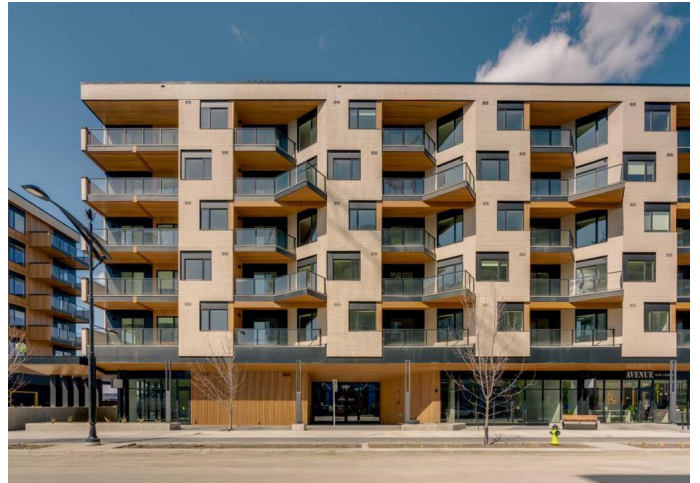
**\$464,900**

3 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Be the first to live in this Brand New condo ~ Experience elevated living in this brand new, never lived in 3-bedroom condo in The Mondrian, ideally located in the vibrant and upscale community of West Springs. This thoughtfully designed home features an open floor plan with soaring 9-foot ceilings, quality LVP flooring with acoustic underlay, and custom LED energy-efficient lighting throughout. The modern kitchen is a showstopper, complete with quartz countertops, ceramic tile backsplash, floor-to-ceiling cabinetry, a central kitchen island, and high-efficiency stainless steel appliances including a built in counter depth panel finished fridge—perfect for both everyday living and entertaining. The spacious primary bedroom includes a walkthrough closet and a stylish 3-piece ensuite, while the second 4-piece bathroom also offers a sleek vanity with storage. Step outside through oversized patio doors to enjoy your private outdoor space, and stay comfortable year-round with air conditioning and a Smart Universe WiFi-enabled thermostat for easy climate control. This unit also features in-suite laundry with Energy Star-rated washer and dryer, an assigned storage locker, and access to the building's elevator for added convenience. Residents can unwind or connect in two stunning rooftop lounges with panoramic views of the city and mountains. Located just steps from parks, scenic pathways, top-rated schools, and everyday



essentials, you will love being close to the shops, dining, and services of West 85th, Aspen Landing, and West District, with quick access to Stoney Trail and Bow Trail making commuting a breeze. This is contemporary West Springs living at its best—move-in ready and waiting for you to call it home.

Built in 2025

**Essential Information**

MLS® #	A2213909
Price	\$464,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	609, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6M1

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Storage, Trash
Parking	None

**Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator,

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

## Exterior

Exterior Features	Balcony
Construction	Composite Siding, Concrete, Wood Frame

## Additional Information

Date Listed	April 25th, 2025
Days on Market	54
Zoning	N/A

## Listing Details

Listing Office	RE/MAX Realty Professionals
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