# \$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 fridgeâ€"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 bestâ€"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), Storage, Trash, Roof Deck

Parking None

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings, Wall/Window Air Conditioner

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 53
Zoning N/A

## **Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.