



412, 8230 Broadcast Avenue , Calgary, Alberta - \$425,000



Main Photo

Property Description

Do you dream of urban living with more space, better views, and unmatched walkability? Welcome to the Mondrian in West District – an award-winning, master-planned community in Calgary's desirable West Springs. This 2 bed, 2 bath air-conditioned home offers over 9' ceilings, luxury vinyl plank flooring, and oversized NW-facing windows that flood the space with natural light.

Enjoy an entertainer's kitchen with quartz counters, upgraded stainless appliances, and a large island. The spacious primary suite features a walk-through closet and elegant 3-piece ensuite with tile flooring and under-cabinet lighting. The second bedroom is bright and private, while the flexible office nook/den makes working from home a breeze.

Step onto your large balcony with BBQ gas hookup and unobstructed views, or take entertaining up a level



on the rooftop patio/lounge – an exclusive amenity for residents. Includes titled underground parking (Stall #37) and secure storage (Locker #71).

Just steps from boutique shopping, restaurants, cafes, fitness studios, and parks – and only 15 minutes to downtown or a short drive to the mountains. Quick possession available – start your elevated lifestyle today.

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