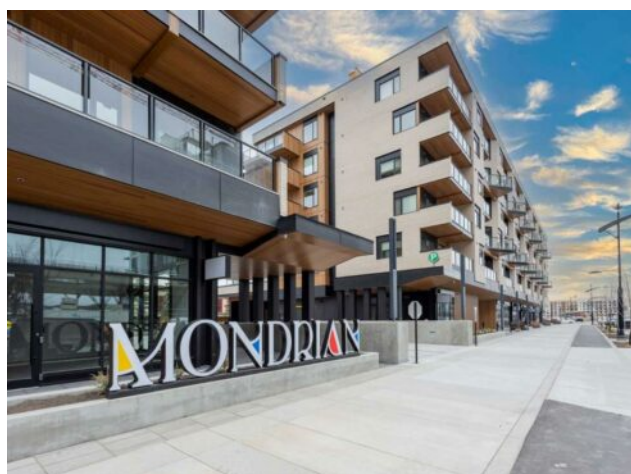


**508, 8230 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2216398



\$475,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	783 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	N/A
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Brand New 2-Bed + Den Condo in The Mondrian | West Springs Living at Its Finest Welcome to The Mondrian in highly sought-after West Springs—where luxury, comfort, and convenience meet. This brand new, never lived-in 2-bedroom + den condo offers elevated contemporary living in one of Calgary’s most prestigious communities. Step inside to an elegant, open-concept layout featuring 9-foot ceilings, luxury vinyl plank flooring with acoustic underlay, and energy-efficient LED lighting throughout. The designer kitchen is the centerpiece of the home, complete with quartz countertops, ceramic tile backsplash, floor-to-ceiling cabinetry, a central island, and high-efficiency stainless steel appliances, including a built-in, panel-finished counter-depth refrigerator. The spacious primary bedroom includes a walkthrough closet and a sleek 3-piece ensuite, while the second bedroom and multi-purpose den provide added functionality for family, guests, or a home office. Enjoy seamless indoor-outdoor living through oversized patio doors leading to your private outdoor space. Stay comfortable year-round with central air conditioning and a WiFi-enabled Smart thermostat. Additional highlights include in-suite laundry with Energy Star-rated washer and dryer, underground parking, an assigned storage locker, and elevator access. Residents also enjoy access to two rooftop lounges with stunning panoramic city and mountain views—perfect for relaxing or entertaining. Ideally located just steps from parks, pathways, schools, and all amenities, with quick access to West 85th, Aspen Landing, West District, Stoney Trail, and Bow Trail. This is a rare opportunity to own a move-in-ready luxury condo in one of Calgary’s most desirable neighborhoods.