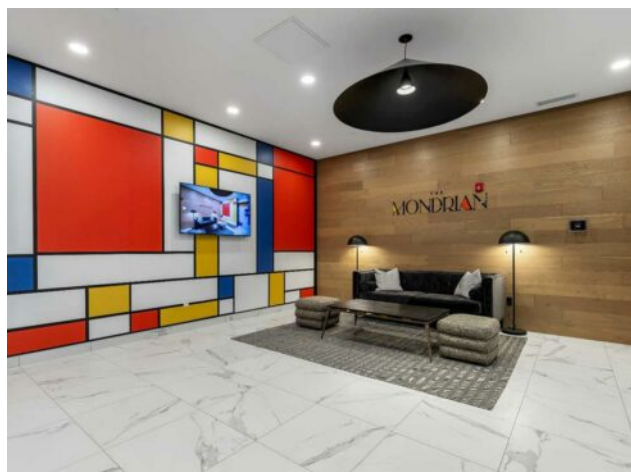


**604, 8230 Broadcast Avenue SW
Calgary, Alberta**

MLS # A2222669



\$439,999

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	MU-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

BEST PRICED UNIT. 50K EQUITY ON POSSESSION or MORE THAN 100% ROI on POSSESSION. Welcome to the Mondrian Luxury Condo by Truman in the highly sort after community of WEST DISTRICT. This exceptional unit boasts two-bedrooms, two bathrooms plus a den. located on the top floor with breathtaking views that are sure to impress. THIS IS A RARE opportunity in the market. This brand-new home features an inviting open-concept design with 9-foot ceilings, creating a bright and airy atmosphere perfect for entertaining. The gourmet kitchen is a true highlight, boasting high-end appliances, including FISHER & PAYKEL panel covered Refrigerator, including a gas stove and built-in microwave. The central kitchen island and quartz countertops, combined with ample cabinetry and a unique wine rack, make it a chef's dream. The spacious living area extends to a beautiful balcony, where you can enjoy your morning coffee or unwind with friends while soaking in stunning views. The primary suite is a true oasis, complete with a generous walk-through closet and a luxurious ensuite. A second bedroom and a well-appointed bathroom ensures comfort for family or guests. Stay comfortable year-round with air conditioning managed by a Smart Universe WiFi-enabled thermostat. Additional conveniences include in-suite laundry with an energy-efficient washer and dryer, and a heated titled underground parking stall to protect your vehicle from Calgary's weather. You'll also have access to an assigned and secure storage unit for extra belongings. Enjoy the fantastic rooftop lounge area with panoramic views and a vibrant community with shops, restaurants, and services nearby, including West District and Aspen Landing. With easy access to major routes such as Stoney Trail , Bow Trail and the rocky mountains; this

location is ideal for both work and leisure. Don't miss your chance to own this remarkable condo at an UNBEATABLE PRICE. Schedule your private showing today and experience the perfect blend of luxury and value!