

# \$419,900 - 601, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2264009

**\$419,900**

2 Bedroom, 1.00 Bathroom, 648 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Experience modern urban living in the heart of West District at Mondrian. This well-designed 2-bedroom, 1-bathroom residence offers a smart use of space, combining functionality with contemporary style—perfect for those who value convenience and a vibrant community setting.

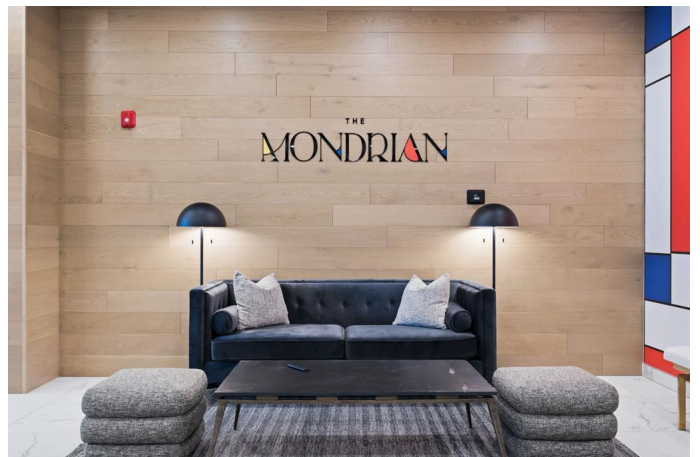
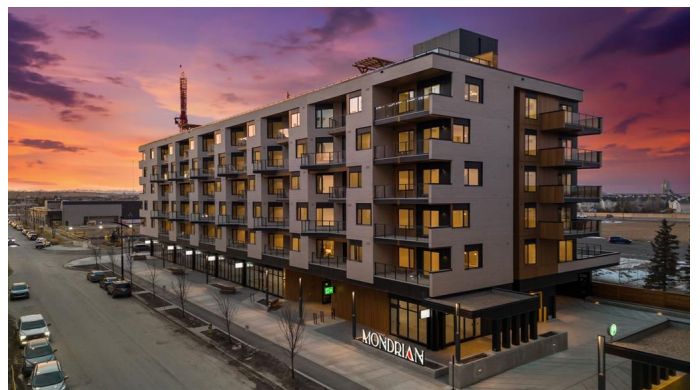
The open-concept layout connects the kitchen, dining, and living areas, creating an efficient and welcoming space. The kitchen is outfitted with premium finishes and high-end appliances, including an integrated refrigerator, gas range, and built-in microwave—bringing both elegance and ease to everyday living.

While compact, both bedrooms provide flexible options for a guest room, home office, or personal retreat. The centrally located 4-piece bathroom is easily accessible from all areas of the home.

Additional highlights include in-suite laundry, air conditioning, and stylish window coverings. Step out onto your private balcony—ideal for a quiet morning coffee or an evening wind-down.

Residents of Mondrian enjoy exclusive access to a rooftop terrace with breathtaking views, modern seating areas, and an ideal setting for entertaining or relaxing.

Located steps from boutique shops, gourmet dining, parks, and essential amenities, this home delivers everyday convenience in one of Calgary's most sought-after neighbourhoods. Titled underground parking



ensures your vehicle remains secure and protected year-round.  
This is your opportunity to own a sleek, low-maintenance home in West District—discover the lifestyle that Mondrian offers today.

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264009          |
| Price          | \$419,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 648               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 601, 8230 Broadcast Avenue Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6L3                       |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking, Roof Deck |
| Parking Spaces | 1                                                        |
| Parking        | Parkade, Titled, Underground                             |

**Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | High Ceilings, See Remarks                                  |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, |

|              |                                |
|--------------|--------------------------------|
|              | Washer/Dryer, Window Coverings |
| Heating      | Baseboard                      |
| Cooling      | Wall/Window Unit(s)            |
| # of Stories | 6                              |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Roof              | Rubber                                 |
| Construction      | Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 31                 |
| Zoning         | DC                 |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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