



GRASSROOTS
REALTY GROUP

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411, 8230 Broadcast Avenue SW
Calgary, Alberta

MLS # A2233786



\$449,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	647 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Exhaust Fan, Humidity Control	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	N/A
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Step into stylish, turnkey living in this brand new 3-bedroom condo at The Mondrian, complete with underground heated parking and private storage. Located in West Springs, this bright, open-concept home features 9-ft ceilings, wide-plank LVP flooring, and oversized windows. The sleek kitchen includes full-height cabinetry and premium stainless steel appliances. The spacious primary suite offers a walk-through closet and 4-piece ensuite, while two additional bedrooms with windows provide flexible space. Enjoy a balcony, A/C, smart climate control, in-suite laundry, and access to rooftop terraces with stunning city and mountain views. All just minutes from shops, cafes, and major routes.