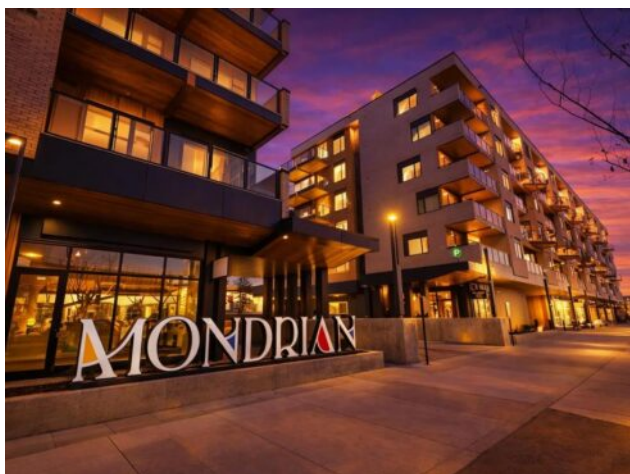


612, 8230 Broadcast Avenue
Calgary, Alberta

MLS # A2284517



\$448,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Vinyl

Sewer: -

Roof: -

Condo Fee: \$ 348

Basement: -

LLD: 22-24-2-W5

Exterior: Composite Siding, Concrete, Wood Frame

Zoning: DC

Foundation: -

Utilities: -

Features: Breakfast Bar, High Ceilings, Quartz Counters, See Remarks

Inclusions: na

Contemporary living awaits at The Mondrian. This stylish 2 bedroom, 2 bathroom residence is beautifully curated by Truman’s award-winning design team and delivers a true “wow” factor with 9-foot ceilings, air conditioning, roller-shade window coverings, premium LVP flooring with acoustic underlay, and custom energy-efficient LED lighting throughout. The contemporary kitchen impresses with high-end, energy-saving stainless steel appliances, floor-to-ceiling ergonomic cabinetry, polished quartz countertops, and deep drawers designed for everyday function and clean modern style. Retreat to the expansive primary suite featuring a spacious walk-through closet leading to a luxe spa-inspired ensuite with a modern square-edge countertop, designer vanity, and environmentally conscious fixtures. The open-concept living area flows seamlessly to your private balcony, perfect for morning coffee or evening downtime. Enjoy the convenience of in-suite laundry, plus titled underground parking and a secure storage locker. Top it off with access to the breathtaking rooftop lounge with incredible views, all set in a vibrant community surrounded by cafés, restaurants, and boutique shops—and just a short drive to downtown or the mountains. **Some images have been virtually/digitally staged to illustrate possible furnishings and layout.