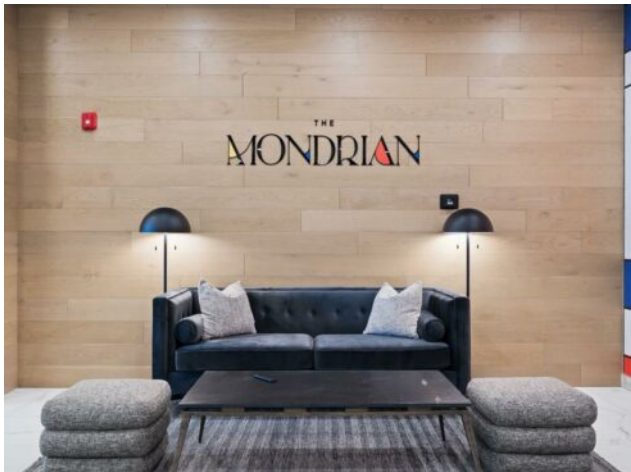


601, 8230 Broadcast Avenue SW

Calgary, Alberta

MLS # A2206511



\$457,900

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	648 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard, Natural Gas		Water: -
Floors:	Vinyl		Sewer: -
Roof:	Rubber		Condo Fee: \$ 276
Basement:	-		LLD: -
Exterior:	Composite Siding, Concrete, Wood Frame		Zoning: DC
Foundation:	Poured Concrete		Utilities: -
Features:	High Ceilings, See Remarks		
Inclusions:	n/a		

Welcome to Mondrian, a brand-new TOP FLOOR condo located in the heart of the award-winning West District. This 2-bedroom, 1-bathroom home offers modern urban living with a sleek, open-concept design and high-end finishes, crafted to suit your lifestyle. The spacious living area flows into a contemporary kitchen, complete with premium appliances and ample storage&mdash;perfect for daily living and entertaining. Two balconies extends your living space outdoors, providing the ideal spot to enjoy your morning coffee or unwind while watching the sunset. The bedroom is a peaceful retreat, while the beautifully designed bathroom offers a perfect balance of style and functionality. This condo includes a Titled Underground Parking space for secure, easy access to your vehicle. Relax and socialize in the two outdoor rooftop lounges, featuring stunning views and inviting spaces. Located just steps away from all shops, services, and the vibrant Central Park, this home provides unparalleled convenience in a dynamic community setting. this pristine, modern space is ready for you to make it your own. Don&rsquo;t miss your chance to live in the heart of one of Calgary&rsquo;s most sought-after urban communities!