



GRASSROOTS
REALTY GROUP

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612, 8230 Broadcast Avenue
Calgary, Alberta

MLS # A2284517



\$428,900

| | | | |
|------------------|------------------------------------|---------------|------------------|
| 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.