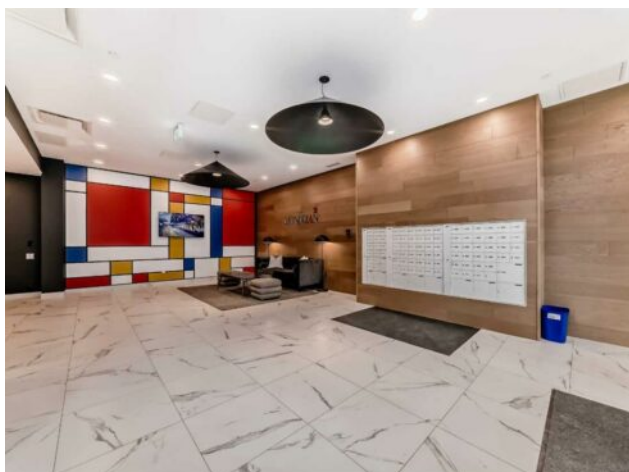


412, 8230 Broadcast Avenue SW
Calgary, Alberta

MLS # A2221458



\$460,000

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	728 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: None

Do you dream of urban living but desire more than what downtown or the belt line can offer? Welcome to the Mondrian! This 2 Bed / 2 Bath Air Conditioned new property is nestled in the center of the master planned and award winning community of West District! Upon entry this immaculate home boasts luxury vinyl flooring throughout, 9 foot ceilings and upgraded stainless steel appliances and built-ins. The main living area has a large kitchen island perfect for entertaining friends and family. This layout has a large master, with walk-through closet and 3 piece ensuite bath with quartz counters, under cabinet lighting and stylish back splash as well as white tile flooring! The second bedroom is private and well lit. This layout boasts an office nook / den that makes for a great work from home location. The large NW facing deck has unobstructed views and a BBQ gas hookup for those warm evenings. The oversized windows provide loads of natural light that floods the entirety of the space. The titled underground parking stall is #37 and storage locker #71. The roof top patio / lounge is unique and perfect for entertaining larger groups. West District is located in the desirable Westsprings area and is the center of a community that boasts walkability to all levels of shopping and restaurants while being only a couple street lights to the mountains and 15 minutes to downtown Calgary! Quick possession available.