



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

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.