601 8230 Broadcast Avenue SW

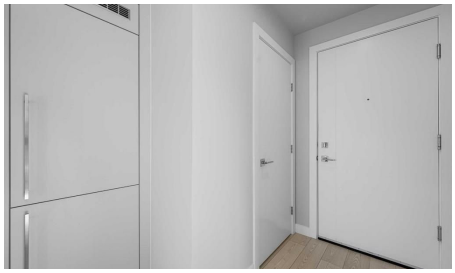
Calgary | Active | MLS® A2353530

$389,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2024**	**648.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Experience modern urban living in the heart of West District at Mondrian. This well-designed 2-bedroom, 1-bathroom residence offers a smart use of space, combining functionality with contemporary style-perfect for those who value convenience and a vibrant community setting.
The open-concept layout connects the kitchen, dining, and living areas, creating an efficient and welcoming space. The kitchen is outfitted with premium finishes and high-end appliances, including an integrated refrigerator, gas range, and built-in microwave-bringing both elegance and ease to everyday living.
While compact, both bedrooms provide flexible options for a guest room, home office, or personal retreat. The centrally located 4-piece bathroom is easily accessible from all areas of the home.
Additional highlights include in-suite laundry, air conditioning, and stylish window coverings. Step out onto your private balcony-ideal for a quiet morning coffee or an evening wind-down.
Residents of Mondrian enjoy exclusive access to a rooftop terrace with breathtaking views, modern seating areas, and an ideal setting for entertaining or relaxing.
Located steps from boutique shops, gourmet dining, parks, and essential amenities, this home delivers everyday convenience in one of Calgary's most sought-after neighbourhoods. Titled underground parking ensures your vehicle remains secure and protected year-round.
This is your opportunity to own a sleek, low-maintenance home in West District-discover the lifestyle that Mondrian offers today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353530
Bedrooms	2
Bathrooms	1
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	648.3 sq. ft.
Main Level Finished Area:	648 sq. ft.
Condo Fee:	$332.32
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	South
Floor Location:	Top
Entry Level:	6
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2510150
Heating:	Baseboard
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Wood Frame

Structure Type:	High Rise (5+ stories)
Roof:	Rubber
Ensuite:	No
Flooring:	Vinyl
Cooling:	Wall/Window Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Elevator(s), Roof Deck, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living Room · 12'6" × 8' ·
Main Floor	Kitchen With Eating Area · 12'6" × 8' ·
Main Floor	Dining Room · 10'6" × 8'6" ·
Main Floor	Bedroom - Primary · 10'10" × 9'11" ·
Main Floor	Bedroom · 10'10" × 8'8" ·

Main Floor	Balcony · 17'8" × 6'2" ·
Main Floor	Laundry · Measurements not available ·
Main Floor	Balcony · 19'8" × 6'6" ·
Main Floor	Balcony · 10'7" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	High Ceilings, See Remarks
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	MU-2
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/601-8230-broadcast-avenue-sw-calgary-a2353530/

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