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613, 8230 broadcast Avenue SW  
Calgary, Alberta

MLS # A2223024



**\$439,999**

Division:	West Springs		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	MU-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	NA		

**BEST PRICED UNIT. 50K EQUITY ON POSSESSION or MORE THAN 100% ROI on POSSESSION.** Welcome to the Mondrian Luxury Condos by Truman, nestled in the highly sought-after community of West District. This extraordinary TOP-FLOOR unit features TWO BEDROOMS , TWO BATHROOMS PLUS A DEN all set against breathtaking views that will truly captivate you. This is a rare opportunity in today's market! This brand-new residence boasts a spacious open-concept layout with 9-FOOT CEILINGS creating a bright and inviting atmosphere perfect for entertaining. The gourmet kitchen stands out with high-end FISHER & PAYKEL appliances, including a panel-covered refrigerator, gas stove, and built-in microwave. The central island, quartz countertops, ample cabinetry, and a unique wine rack make this kitchen a chef's paradise. The expansive living area flows seamlessly onto a beautiful balcony, ideal for savoring your morning coffee or relaxing with friends while taking in the stunning views. The primary suite is a true sanctuary, featuring a generous walk-through closet and a luxurious ensuite bathroom. A second bedroom and a well-appointed bathroom ensure comfort for family and guests alike. Stay comfortable year-round with air conditioning controlled by a Smart Universe WiFi-enabled thermostat. Additional conveniences include in-suite laundry with an energy-efficient washer and dryer, and a heated titled underground parking stall to shield your vehicle from Calgary's unpredictable weather. You'll also have access to a secure assigned storage unit for extra belongings. Take advantage of the fantastic ROOF TOP LOUNGE area with PANORAMIC VIEWS and enjoy a vibrant community filled with shops, restaurants, and services nearby, including West District and Aspen Landing. With easy access to major routes like Stoney

Trail and Bow Trail, as well as the Rocky Mountains, this location is perfect for both work and leisure. Don't miss your chance to own this exceptional condo at an UNBEATABLE PRICE. Schedule your private showing today and discover the PERFECT COMBINATION OF LUXURY & VALUE!!!