

# \$419,000 - 402, 8230 Broadcast Avenue, Calgary

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MLS® #A2248279

**\$419,000**

1 Bedroom, 1.00 Bathroom, 455 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Modern Corner Unit in West District | Tenant in Place – Turnkey Investment Opportunity  
Welcome to Unit 402 at the Mondrian – a bright, modern corner unit in the award-winning West District community of West Springs. With a tenant already in place for the past two years, this is a perfect turnkey investment opportunity in one of Calgary’s most sought-after urban developments. This 1-bedroom + den, 1-bathroom air-conditioned home features 9’ ceilings, luxury vinyl plank flooring, and expansive NW-facing windows that flood the space with natural light. The open-concept layout is anchored by a chef-inspired kitchen with quartz countertops, upgraded stainless steel appliances (including gas cooktop), and a generous island – ideal for both everyday living and entertaining. Situated steps from boutique shopping, top restaurants, cafes, fitness studios, and green spaces, and just 15 minutes to downtown or a short drive to the mountains, this location balances lifestyle and convenience. Whether you're looking to grow your real estate portfolio or secure a stylish home in a thriving community, this modern corner unit with stable rental income checks all the boxes. Contact us today to schedule a viewing and learn more.



Built in 2025

## Essential Information

MLS® #

A2248279

Price	\$419,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	455
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### Community Information

Address	402, 8230 Broadcast Avenue
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6M1

### Amenities

Amenities	Elevator(s), Storage, Bicycle Storage, Roof Deck
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Elevator
Appliances	Dishwasher, Dryer, Microwave, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
# of Stories	6

### Exterior

Exterior Features	Balcony
Construction	Composite Siding, Concrete, Wood Frame

### Additional Information

Date Listed	August 14th, 2025
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Zoning DC

Listing Details

Listing Office Charles

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