

402, 8230 Broadcast Avenue  
Calgary, Alberta

MLS # A2248279

**\$399,000**



<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	455 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

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.