

\$399,000 - 402, 8230 Broadcast Avenue, Calgary

MLS® #A2248279

\$399,000

1 Bedroom, 1.00 Bathroom, 455 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

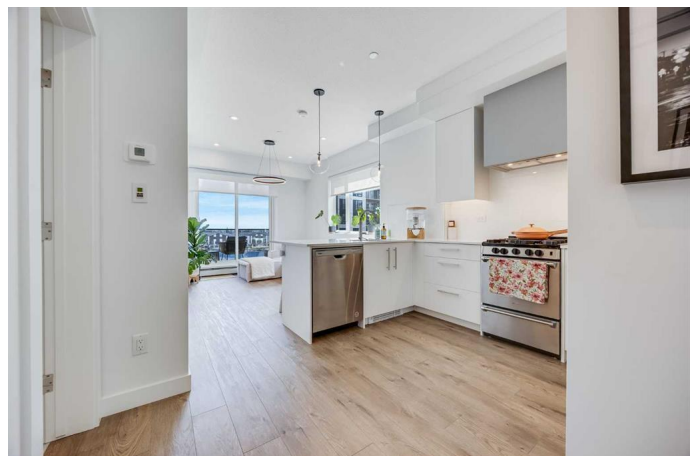
Modern Corner Unit in West District | Tenant in Place – Turnkey Investment Opportunity
Welcome to Unit 402 at the Mondrian – a bright, modern corner unit in the award-winning West District community of West Springs. With a tenant already in place for the past two years, this is a perfect turnkey investment 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	\$399,000
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	Bicycle Storage, Elevator(s), Roof Deck, Storage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
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
-------------	-------------------

Days on Market	84
Zoning	DC

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.