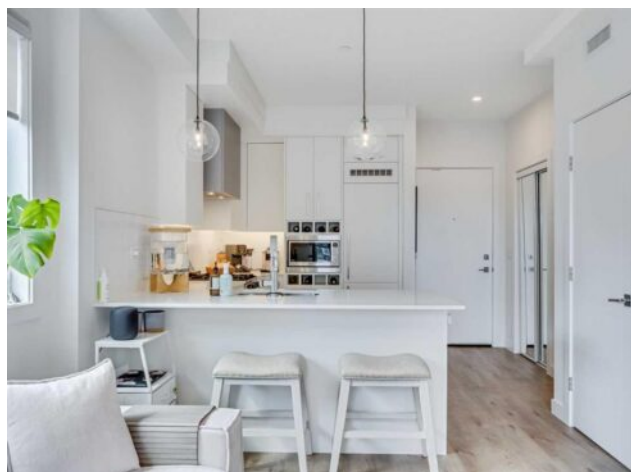


402, 8230 Broadcast Avenue
Calgary, Alberta

MLS # A2248279



\$399,000

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

Heating: Forced Air

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 276

Basement: -

LLD: -

Exterior: Composite Siding, Concrete, Wood Frame

Zoning: DC

Foundation: -

Utilities: -

Features: 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.