

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

MLS® #A2248279

\$399,000

1 Bedroom, 1.00 Bathroom, 455 sqft

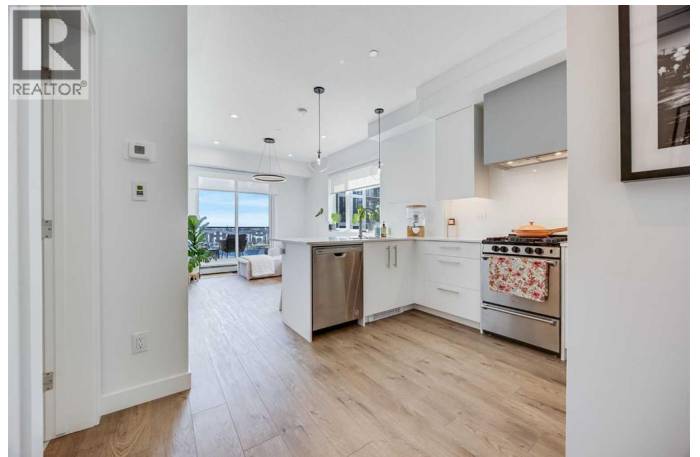
Single Family on 0.00 Acres

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.
(id:6289)

Built in 2025

Essential Information



Listing #	A2248279
Price	\$399,000
Bedrooms	1
Bathrooms	1.00
Square Footage	455
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata
Style	Loft

Community Information

Address	402, 8230 Broadcast Avenue
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H6M1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Elevator, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Dishwasher, Stove, Dryer, Microwave
Heating	Forced air
Cooling	Central air conditioning
# of Stories	6

Exterior

Exterior	Composite Siding, Concrete
Construction	Poured concrete, Wood frame

Listing Details

Listing Office	Charles
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