

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

MLS® #A2240362

**\$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® #         | A2240362    |
| 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 Sw |
| Subdivision | West Springs                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 6M1                       |

Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Storage, Roof Deck |
| 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, Natural Gas                                                   |
| Cooling           | Central Air                                                               |
| # of Stories      | 6                                                                         |

Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Composite Siding, Concrete, Wood Frame

**Additional Information**

Date Listed            July 17th, 2025  
Days on Market        1  
Zoning                    DC

**Listing Details**

Listing Office           Greater Property Group

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