



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



Main Photo

Property Description

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.

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