



## 8230 Broadcast Avenue Calgary Alberta

\$399,000

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:6769)

Kitchen 33.75 M x 3.53 M

Bedroom 3.20 M x 2.90 M

Living room 3.73 M x 3.10 M

4pc Bathroom 2.51 M x 2.31 M

Listing Presented By:



Originally Listed by:  
Charles

<https://caughlinrealestate.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)