

114, 823 5 Avenue NW
Calgary, Alberta

MLS # A2238618



\$420,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	734 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Off Street, Stall, Underground, Workshop in		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Elevator, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, air conditioner negotiable, short dresser in bedroom closet

Welcome to the Ven building (very quiet location & pet friendly!) with this stunning and impeccably maintained 1-bedroom plus 2nd bedroom/den condo in the ultra-desirable Sunnyside - one of Calgary's most vibrant, walkable, and livable inner-city neighbourhoods! Built in 2015 and proudly owned by the original owner, this spacious main-floor unit blends modern design with practical luxury, featuring soaring 9' ceilings, a bright open layout, and two full bathrooms. The sleek, contemporary kitchen is a showstopper with a gas range, stainless steel appliances, quartz countertops, a breakfast bar, slow-closing drawers, and rich cabinetry - perfect for entertaining or everyday living. The generously sized primary bedroom features a tray ceiling, updated light fixture, a walk-through closet and a beautifully appointed ensuite with marble counters and a large tiled shower, while the second bathroom offers a tub/shower combo and matching marble counters. The versatile den makes an ideal home office, secondary bedroom, or creative studio. The spacious living room includes a feature wall and access to the spacious patio. Step outside to your extra-private, large patio with gas BBQ hook-up and direct access to a quiet, residents-only walkway - ideal for pet owners and outdoor lovers. This unit also comes complete with in-suite laundry, 1 underground titled parking spot, a separate storage locker, bike storage, underground wash bay for residents only, and even a workbench room for tuning your skis or snowboards. Located directly across from a fantastic off-leash dog park and playground, and just steps to the Sunnyside CTrain station and all the boutique shops, cafés, and restaurants of buzzing Kensington, this is urban living at its best, in a serene and tucked-away location beside a peaceful hillside. You'll love where you live!