



GRASSROOTS
REALTY GROUP

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315, 823 5 Avenue NW
Calgary, Alberta

MLS # A2213530



\$475,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: N/A

Sunnyside - #315, 823 5 Ave NW: Welcome to the Ven by Bucci in the heart of Sunnyside - one of Calgary's most walkable and vibrant neighbourhoods. This 2 bedroom, 2 bathroom condo is located on the 3rd floor and offers a bright, modern vibe with thoughtful design. The kitchen is modern and functional with a breakfast bar, stainless steel appliances, including a gas range, built-in oven, fridge, and microwave/hood fan. There's even a dedicated dining space - perfect for hosting or just enjoying your morning coffee. The living room opens to a spacious, southeast-facing covered balcony with a gas line for your BBQ. You will find a primary bedroom featuring a walk-through closet and a sleek 3 piece ensuite with a glass shower; a second bedroom and a 4 piece main bathroom. The in-suite laundry, one underground parking stall, and assigned storage complete this unit. The location is ideal, with easy access to everything - shops, cafes, transit, parks, the Bow River pathway, and downtown, which are all just steps away. Move-in ready with quick possession available. Call for more info!