



GRASSROOTS
REALTY GROUP

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225, 823 5 Avenue NW
Calgary, Alberta

MLS # A2235588



\$355,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	593 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Furniture is negotiable with sale

Welcome to Ven – Your Urban Oasis in the Heart of Sunnyside! Located in one of Calgary's most vibrant and walkable communities, this 1 bedroom, 1 bathroom unit in the sought-after Ven building offers the perfect blend of luxury, convenience, and lifestyle. Whether you're a young professional, first-time buyer, or investor, this is the kind of property that checks all the boxes. Step inside and you'll immediately notice the high-end finishes that set this home apart – from the sleek stainless steel appliances to the quartz countertops and modern cabinetry, every detail has been thoughtfully designed. The open-concept layout is functional and inviting, ideal for both everyday living and entertaining. But let's talk about what really sets this property apart: the location. You're literally steps away from some of the best that Calgary has to offer – boutique shopping, trendy cafes, top-rated schools, and the iconic Bow River Pathway. With Kensington just outside your door, and the C-Train a short walk away, getting around the city has never been easier. This is urban living at its finest. Welcome home!