



GRASSROOTS
REALTY GROUP

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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, caf  s, 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!

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