



GRASSROOTS
REALTY GROUP

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220, 823 5 Avenue NW
Calgary, Alberta

MLS # A2245837



\$569,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,087 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 739
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub		

Inclusions: None

Stylish 2-Bedroom + Den Corner Unit in Sought-After Sunnyside. Welcome to VEN in Kensington — an upscale building tucked away on a quiet street, just steps from downtown, the LRT, and the heart of Kensington. This bright and modern 2-bedroom + den condo features floor-to-ceiling windows, 9-foot ceilings, and a huge private deck — perfect for relaxing or entertaining. Inside, you'll love the gourmet kitchen complete with quartz countertops, a gas range, Fisher & Paykel stainless steel appliances, wine fridge, and ample cabinetry. The open-concept layout flows seamlessly into the living and dining areas, creating an airy and inviting space. The primary suite boasts a walk-through closet and a luxurious ensuite with a soaker tub, glass shower, granite vanity, and tile flooring. A spacious second bedroom, additional full bath, and versatile den/office round out the floor plan. Extras include: central A/C, hardwood floors, two underground parking stalls (tandem), car wash bay, separate storage locker, and bike storage. Live steps from trendy cafes, shops, pubs, grocery stores, and the river pathways — all in one of Calgary's most desirable inner-city neighborhoods. Quick possession available — move in and start living the Kensington lifestyle!