



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

103, 823 5 Avenue NW
Calgary, Alberta

MLS # A2248486



\$429,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	729 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:	\$ 500
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to The Ven, perfectly located in a quiet, pet-friendly pocket of vibrant Sunnyside—one of Calgary’s most walkable and desirable inner-city neighbourhoods! Built in 2015 and lovingly maintained by the original owner, this spacious 2-bedroom, 2-bathroom main-floor condo blends modern design with everyday comfort. Inside, enjoy soaring 9’ ceilings, a bright open layout, and a sleek contemporary kitchen with gas range, stainless steel appliances, quartz countertops, a breakfast bar, slow-close drawers, and rich cabinetry—ideal for both cooking and entertaining. The generous primary bedroom features a tray ceiling, updated fan with lighting, a walk-through closet with a custom-built organizer, and a beautifully appointed ensuite with marble counters and a large tiled glass shower. The versatile den works perfectly as a second bedroom, home office, or creative space, and is paired with a full second bathroom featuring a tub/shower combo and matching marble counters. The living room opens to your extra-private, oversized patio with a gas BBQ hookup and direct access to a quiet residents-only walkway—perfect for pet owners or anyone who loves easy indoor-outdoor living. Additional perks include in-suite laundry, a titled underground parking stall, storage locker, bike storage, underground wash bay, and a workbench room for ski or snowboard tuning. Just steps from the Sunnyside CTrain station, off-leash dog park, playground, and Kensington’s cafés, shops, and restaurants—this is urban living at its best in a serene, tucked-away location.