



112, 823 5 Avenue NW  
Calgary, Alberta

MLS # A2260895



**\$415,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	732 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to the Ven in Kensington a modern and well built residence in the heart of Sunnyside, featuring this stunning and impeccably maintained 1 bedroom plus den/bedroom condo in one of Calgary's most vibrant, walkable, and desirable inner city neighbourhoods. Built in 2015 and proudly owned by the original owner, this spacious main floor unit blends modern style with everyday functionality, offering soaring 9' ceilings, brand new laminate flooring, fresh paint, a bright open layout, and two full bathrooms. The sleek contemporary kitchen is a true showstopper, complete with a gas range, stainless steel appliances, quartz countertops, breakfast bar and rich cabinetry, perfect for entertaining or daily living. The generously sized primary bedroom features a tray ceiling, ceiling fan, a walk-through closet and a beautifully finished ensuite with marble counters and a large tiled shower. The second bathroom includes a tub/shower combination with matching marble counters. The versatile den works perfectly as a home office, guest room, or creative space. The inviting living room opens onto a spacious, extra private SE facing patio with a gas BBQ hook-up and direct access to a quiet residents only walkway, ideal for pet owners and outdoor enthusiasts. Additional highlights include in suite laundry, one titled underground parking stall, a separate storage locker, bike storage, a residents only underground wash bay, and a dedicated workbench room for tuning skis or snowboards. Located directly across from an off-leash dog park and playground, and just steps from the Sunnyside CTrain Station, a short walk downtown and the boutique shops, cafés, and restaurants of the lively Kensington district and the SAIT campus adjacent to the Jubilee Auditorium. This home offers the best of urban living in a serene, tucked away setting beside a peaceful

hillside. You&rsquo;ll love where you live! \*\*some photos are virtually staged\*\*