



**425, 823 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2279269**



**\$364,900**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	596 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<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>	\$ 416
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to urban sophistication in the heart of Sunnyside. This beautifully appointed single bedroom penthouse unit offers the perfect blend of modern design, functionality, and inner-city convenience. Step inside to discover soaring ceilings and expansive windows that flood the space with natural light, creating an open and airy atmosphere rarely found at this price point. The thoughtfully designed living area easily accommodates full-sized furnishings, making it ideal for both everyday living and entertaining. Clean contemporary finishes, warm flooring, and a neutral palette provide a timeless backdrop to suit any style. The open-concept layout flows seamlessly, maximizing space and comfort while maintaining a sense of separation where it matters. Be amazed by the near new condition, assigned storage locker, titled parking, wash bay in the parkade and workshop for your bike tune ups. Situated just steps from Kensington, Sunnyside LRT, boutique shops, cafés, and river pathways, this location offers effortless access to downtown Calgary while preserving a vibrant neighbourhood feel. Whether you’re a professional, downsizer, or investor, this home delivers exceptional value in one of Calgary’s most walkable and desirable communities.