

\$369,900 - 221, 823 5 Avenue Nw, Calgary

MLS® #A2210456

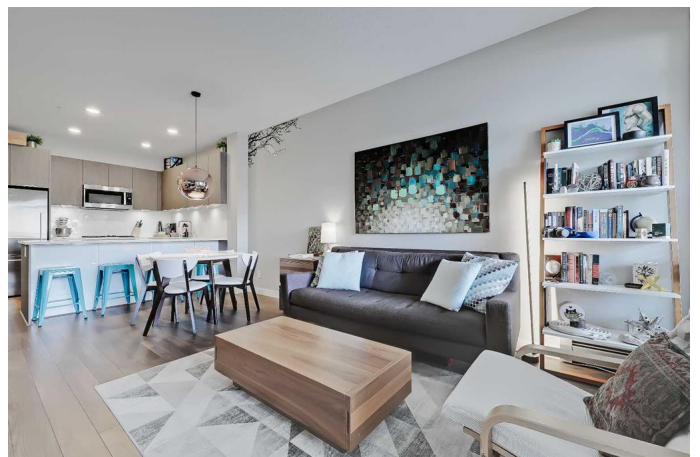
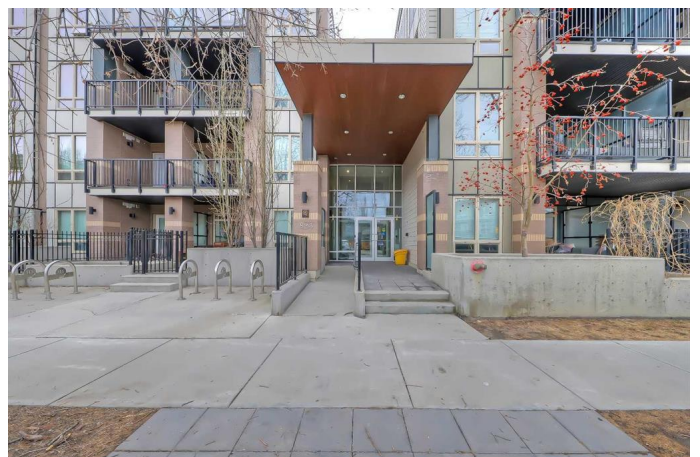
\$369,900

1 Bedroom, 1.00 Bathroom, 598 sqft
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

GORGEOUS UNIT & BUILDING |
UNDERGROUND TITLED PARKING |
INSUITE LAUNDRY | STORAGE LOCKER |
WALAKBLE LOCATION! This attractive and
functional property in the highly sought after
Ven of Kensington building is a true gem. The
location is second to none just steps from
McHugh Bluff and off-leash park and less than
a half block from the inner-city oasis that is
Riley Park.

As you enter the unit you will be impressed by
the spacious, open concept that creates a truly
seamless flow for everyday living and
entertaining. The bright living room features a
smart built-in media centre/workstation and
provides direct access to the large 11'6" x 9'7" covered balcony that overlooks
the bluff and playground. The modern kitchen
offers a large peninsula island with seating, a
generous amount of quartz countertops and
cabinet space, hexagonal tile backsplash and
Fisher & Paykel/Bosch appliances including a
gas cooktop and built-in oven. The primary
bedroom is at the front of the unit just off the
living room and has a large bright window,
walk through closet and access to the lovely
4-piece ensuite bathroom with a floating
double width quartz vanity, glass shower
enclosure, separate soaker tub and oversized
feature mirror with storage ledge. The floor
plan is completed by a good-sized dining area
which is often hard to find in 1-bedroom units,
large walk-in storage/jacket closet next to the



front entry and a dedicated laundry closet with a stacked washer and dryer.

Additional features include rich wide plank laminate flooring, 9' ceilings, blinds package, under cabinet lighting in the kitchen and bathroom, BBQ gas line on the balcony, underground titled parking stall (#96), titled storage locker (#33), 2 secure bike storage rooms, a bike/ski repair flex room, car wash bay and ample underground visitor parking.

The building is easily walkable to an absolute abundance of restaurants, shops and entertainment venues that make the community such a premier destination including Hayden Block, Redâ€™s Diner, The Mash, Pulcinella, Blanco Cantina, Pie Junkie, Deville Coffee, Higher Ground, Kensington Pub, The Plaza Theatre and so much more. Your everyday conveniences are also right at hand with Safeway and Shoppers Drug Mart close by and the Sunnyside LRT, Princeâ€™s Island Park and Bow River Pathway system just minutes away. Welcome to your new life at Ven of Kensington!

Built in 2015

Essential Information

MLS® #	A2210456
Price	\$369,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	598
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit

Status Active

Community Information

Address 221, 823 5 Avenue Nw
Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta
Postal Code T2N 0R5

Amenities

Amenities Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking, Car Wash
Parking Spaces 1
Parking Additional Parking, Heated Garage, Parkade, Titled, Underground, Enclosed
of Garages 1

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating Baseboard, Natural Gas
Cooling None
of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line
Roof Membrane
Construction Brick, Composite Siding, Wood Frame

Additional Information

Date Listed April 10th, 2025
Days on Market 3
Zoning DC

Listing Details

Listing Office CIR Realty

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