

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

MLS® #A2210456

\$369,900

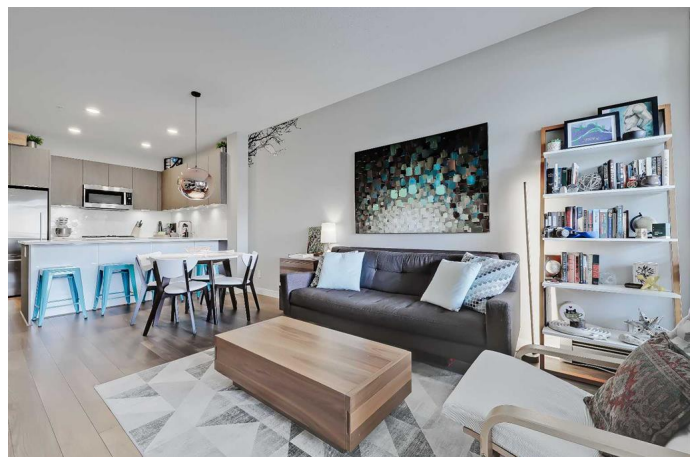
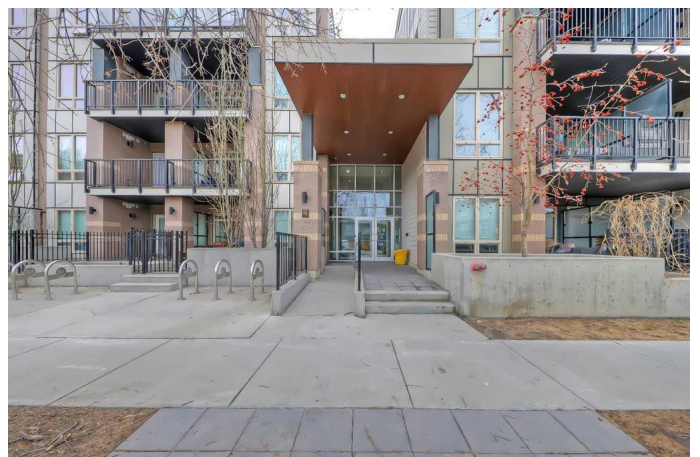
1 Bedroom, 1.00 Bathroom, 598 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

GORGEOUS UNIT & BUILDING |
UNDERGROUND TITLED PARKING |
INSUITE LAUNDRY | STORAGE LOCKER |
WALKABLE 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
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Community Information

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

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Enclosed, Heated Garage, Parkade, Titled, Underground
# 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	22
Zoning	DC

Listing Details

Listing Office	CIR Realty
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