

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

MLS® #A2210456

**\$369,900**

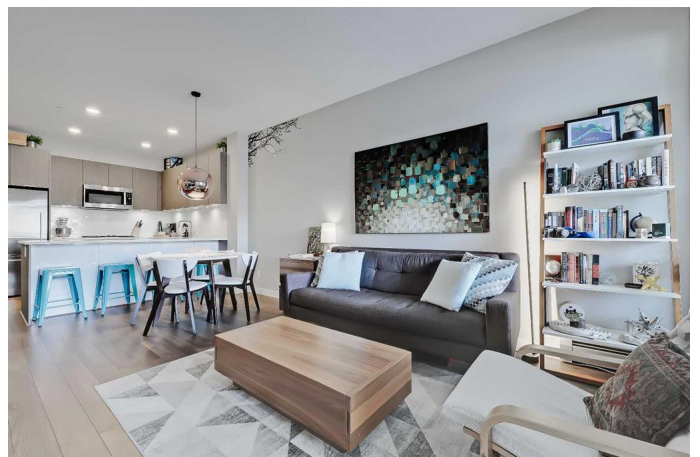
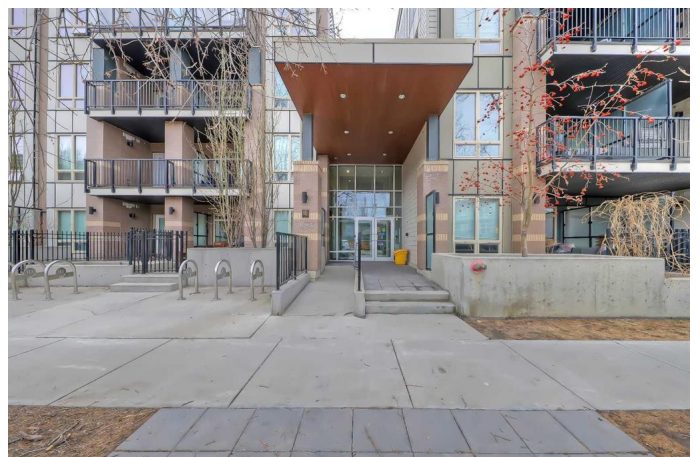
1 Bedroom, 1.00 Bathroom, 598 sqft

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

### 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 21  
Zoning DC

### Listing Details

Listing Office CIR Realty

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