

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

MLS® #A2210456

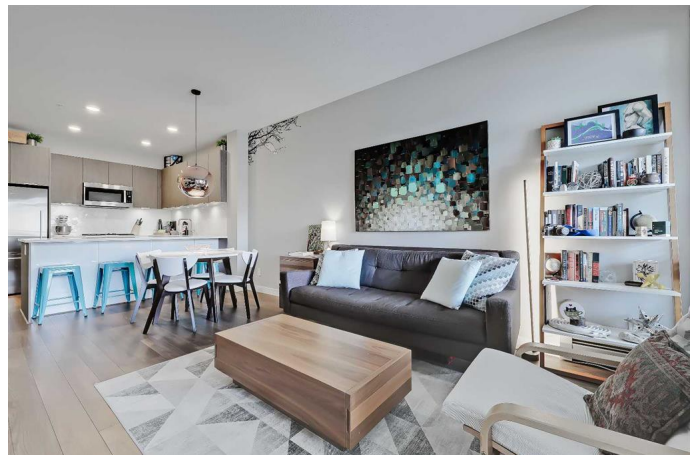
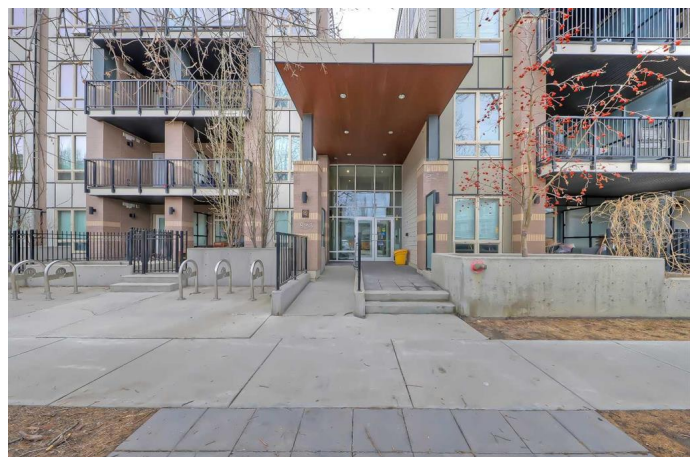
**\$369,900**

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 12

Zoning DC

### Listing Details

Listing Office CIR Realty

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