

**308, 823 5 Avenue NW
Calgary, Alberta**

MLS # A2226650



\$365,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunnyside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 591 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 416 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Composite Siding | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

Welcome to the Ven Of Kensington, located in the heart of Sunnyside—one of Calgary’s most walkable and vibrant neighborhoods. This 1 bedroom, 1 bathroom condo is situated on the 3rd floor and features a bright, contemporary atmosphere! The kitchen is both stylish and functional, equipped with a breakfast bar, stainless steel appliances, a gas cooktop, built in oven, refrigerator, and a microwave with hood fan. A dedicated dining area provides the perfect spot for hosting guests or enjoying your morning coffee. The living room extends onto a spacious covered balcony, complete with a gas line and CITY VIEWS! The bedroom includes a walk-through closet and connects to a sleek 4 piece ensuite with a modern glass shower. Additional conveniences include in-suite laundry, one underground parking stall, and an assigned storage unit. This prime location offers easy access to local shops, cafes, public transit, parks, the Bow River pathway, and downtown—all just steps from your door. Don’t miss the opportunity to view this exceptional unit. Schedule your private showing today!