

**329, 823 5 Avenue NW
Calgary, Alberta****MLS # A2227741****\$370,000**

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	651 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas**Water:** -**Floors:** Carpet, Ceramic Tile, Laminate**Sewer:** -**Roof:** -**Condo Fee:** \$ 416**Basement:** -**LLD:** -**Exterior:** Brick, Composite Siding, Wood Frame**Zoning:** DC**Foundation:** -**Utilities:** -**Features:** Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)**Inclusions:** N/A

CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE! Welcome to urban sophistication at its finest! Nestled in the highly sought-after Ven of Kensington building, this stunning one-bedroom, one-bathroom end-unit condo offers a perfect blend of luxury and lifestyle in Calgary's vibrant Sunnyside/Kensington community. From the moment you step inside, you'll be greeted by an abundance of natural light that flows through the open-concept layout, creating an inviting and modern living space. The sleek kitchen is a showstopper, featuring polished quartz countertops, stylish European-style cabinetry, and stainless steel appliances—perfect for whipping up gourmet meals or hosting friends. With 9-foot ceilings, rich mocha-toned laminate flooring, and plush contemporary carpets, every inch of this condo radiates comfort and style. The spacious bedroom serves as a serene retreat with a generous walk-through closet leading to a luxurious bathroom adorned with high-end finishes and a clean, modern aesthetic. Whether you're entertaining in the open-concept living and dining areas or unwinding on your private balcony with breathtaking views of the neighborhood, this home effortlessly caters to both relaxation and celebration. Situated just steps from the Sunnyside train station and within walking distance to SAIT, this location offers unbeatable convenience. Explore Kensington's eclectic mix of shops, cafes, and restaurants, or enjoy the nearby parks and pathways for your daily dose of fresh air and outdoor adventure. Forget the hassle of driving—strolling, biking, or jogging downtown is not only easy but enjoyable. Additional perks include titled underground parking, an assigned storage unit, and thoughtful building amenities like a bike room, car wash, and workspace area. Don't miss your chance to live in one of

Calgary’s most dynamic neighborhoods—schedule your viewing today and imagine calling Ven of Kensington your new home!