

229, 823 5 Avenue NW
Calgary, Alberta**MLS # A2234662****\$363,900**

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunnyside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 601 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 416 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Metal Siding | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: N/A

LOCATION, LIFESTYLE, and LUXURY — Welcome to the VEN of Kensington! Nestled in the heart of one of Calgary's most desirable and walkable inner-city neighborhoods, beautiful Sunnyside! This stunning 1-bedroom, 1-bathroom home is your gateway to vibrant urban living! Located on the second floor, this unit boasts a bright, modern aesthetic with high-end finishes throughout. The gourmet kitchen features sleek quartz countertops, premium stainless steel appliances, and a gas cooktop — perfect for the passionate home chef. A massive breakfast bar opens to the dedicated dining area and a cozy living room complete with custom built-ins — the perfect space to cuddle up to your favourite book or unwind with the latest Netflix binge. Step outside onto your oversized covered balcony — perfect for BBQs, hosting friends and family alike, or simply enjoying a quiet morning coffee in the fresh air. The spacious bedroom is filled with natural light and connects to a generous walk-through closet leading to your spa-like 4-piece ensuite, complete with a deep soaker tub and glass-enclosed shower — a luxurious retreat at the end of your day! Additional conveniences include in-suite laundry, an underground TITLED parking stall, underground visitor parking, a car wash, assigned storage unit, bike storage, and the convenience of a workshop to maintain your skis, snowboard, and bicycles. This prime location offers unbeatable access to all the trendy shops, cafes, and restaurants of Kensington to satisfy whatever you're craving. Live steps from the Bow River pathways, parks, C-Train station, and with quick access to downtown, this location offers the best of urban convenience and natural beauty. Don't miss your chance to own in one of Calgary's most coveted neighborhoods — call today to book your private

showing!