

# \$420,000 - 114, 823 5 Avenue Nw, Calgary

MLS® #A2238618

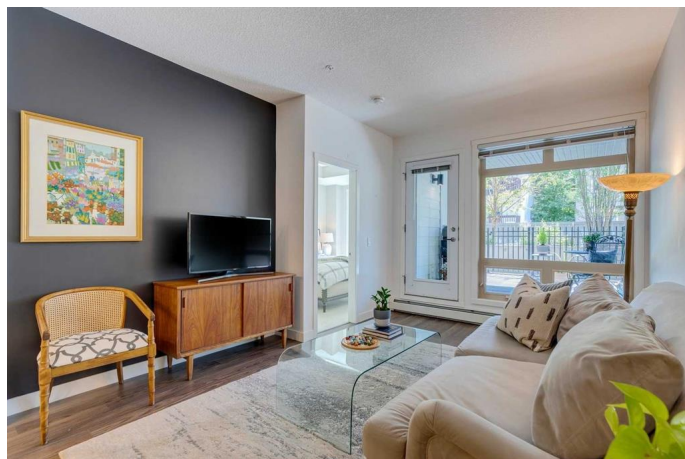
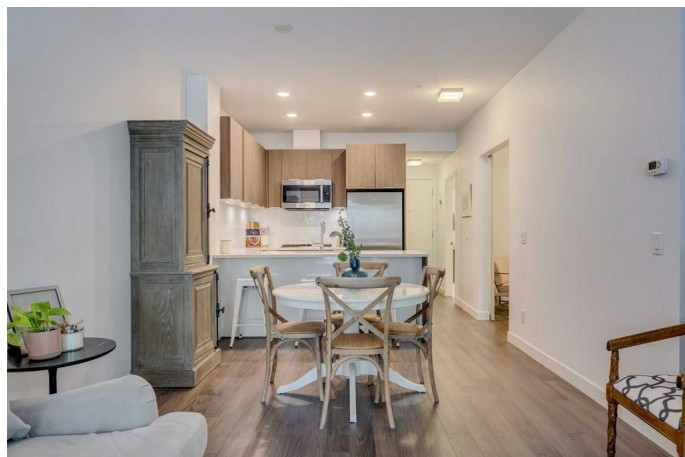
**\$420,000**

2 Bedroom, 2.00 Bathroom, 734 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to the Ven building (very quiet location & pet friendly!) with this stunning and impeccably maintained 1-bedroom plus 2nd bedroom/den condo in the ultra-desirable Sunnyside - one of Calgary's most vibrant, walkable, and livable inner-city neighbourhoods! Built in 2015 and proudly owned by the original owner, this spacious main-floor unit blends modern design with practical luxury, featuring soaring 9' ceilings, a bright open layout, and two full bathrooms. The sleek, contemporary kitchen is a showstopper with a gas range, stainless steel appliances, quartz countertops, a breakfast bar, slow-closing drawers, and rich cabinetry - perfect for entertaining or everyday living. The generously sized primary bedroom features a tray ceiling, updated light fixture, a walk-through closet and a beautifully appointed ensuite with marble counters and a large tiled shower, while the second bathroom offers a tub/shower combo and matching marble counters. The versatile den makes an ideal home office, secondary bedroom, or creative studio. The spacious living room includes a feature wall and access to the spacious patio. Step outside to your extra-private, large patio with gas BBQ hook-up and direct access to a quiet, residents-only walkway - ideal for pet owners and outdoor lovers. This unit also comes complete with in-suite laundry, 1 underground titled parking spot, a separate storage locker, bike storage, underground wash bay for



residents only, and even a workbench room for tuning your skis or snowboards. Located directly across from a fantastic off-leash dog park and playground, and just steps to the Sunnyside CTrain station and all the boutique shops, caf  s, and restaurants of buzzing Kensington, this is urban living at its best, in a serene and tucked-away location beside a peaceful hillside. You    ll love where you live!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS   #        | A2238618          |
| Price          | \$420,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 734               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 114, 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, Snow Removal, Storage, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                        |
| Parking        | Garage Door Opener, Off Street, Stall, Underground, Workshop in                                          |

Garage, Enclosed

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Elevator, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings                                   |
| Heating           | Baseboard, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                   |
| # of Stories      | 4                                                                                                                      |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground, Private Entrance |
| Construction      | Brick                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 33              |
| Zoning         | DC              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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