

\$348,000 - 322, 823 5 Avenue Nw, Calgary

MLS® #A2112827

\$348,000

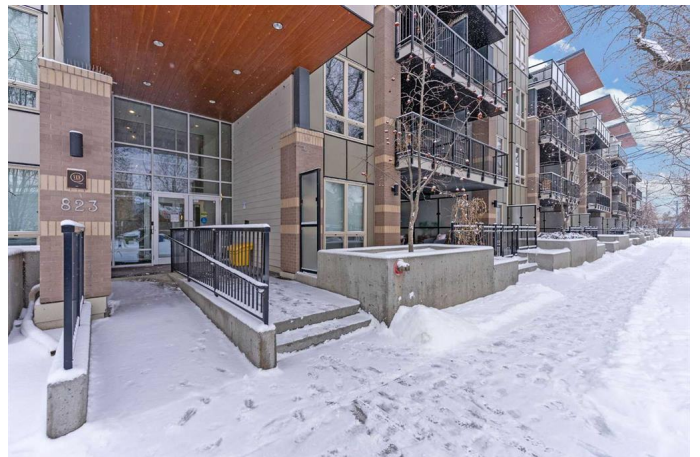
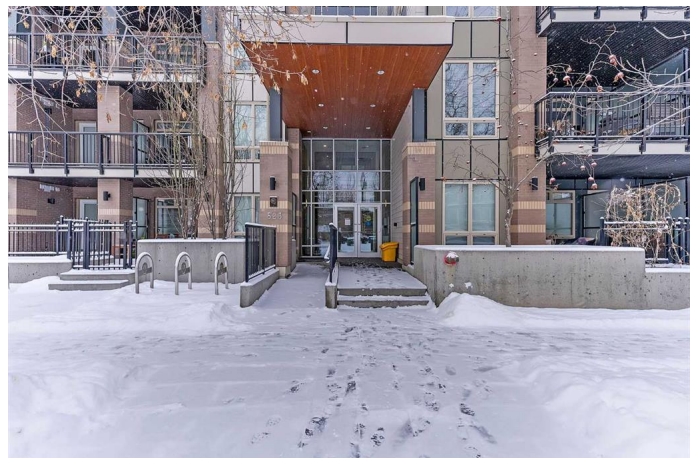
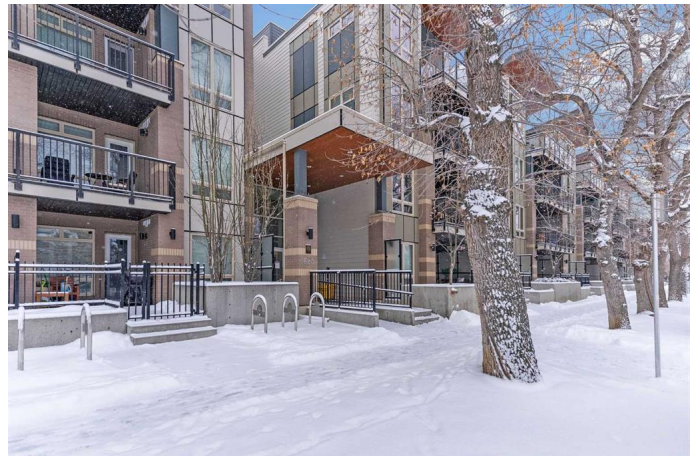
1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Clean and simple lines enhance the smartly designed open-concept floor plan of this gem of a condominium, located within walking distance of downtown and nestled in a beautiful neighborhood, which is especially vibrant during the summer months. Kensington is conveniently right next door. The unit is situated on a non-through traffic road, ensuring a tranquil downtown experience and feels perfectly at home in the best location in Sunnyside.

Inside, the condo features a walk-through closet, a spacious master bedroom, and ample storage space. The kitchen boasts Bosch four-burner gas cooktop and dishwasher, along with high-end Fisher & Paykel stainless steel appliances. These are complemented by quartz countertops, eating bars, a hex-tile backsplash, and spacious cabinetry. BuiltGreen features are evident throughout, including low-flow faucets, dual-flush toilets, and motion sensor lighting and programmable ventilation in the bathroom. The bathroom itself is adorned with a marble countertop, deep soaker tub, and a large glass shower, providing the perfect 4-piece experience. For outdoor dining, the uniquely large balcony comes equipped with a natural gas line hookup and a generous NW view. Additional amenities include a live wall in the front atrium, communal bike storage, and a car wash bay in the parkade. VEN enjoys an unbeatable location, less than 250 meters away from a Safeway, LRT station, and numerous other



amenities found on 10th Street NW and Kensington Road.

Built in 2015

Essential Information

MLS® #	A2112827
Price	\$348,000
Sold Price	\$346,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	594
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	322, 823 5 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R5

Amenities

Amenities	Car Wash, Elevator(s), Secured Parking, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None

of Stories 4

Exterior

Exterior Features	Balcony
Lot Description	See Remarks, Views
Roof	Rubber
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 20th, 2024
Days on Market	13
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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