

\$599,900 - 304, 823 5 Avenue Nw, Calgary

MLS® #A2113841

\$599,900

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

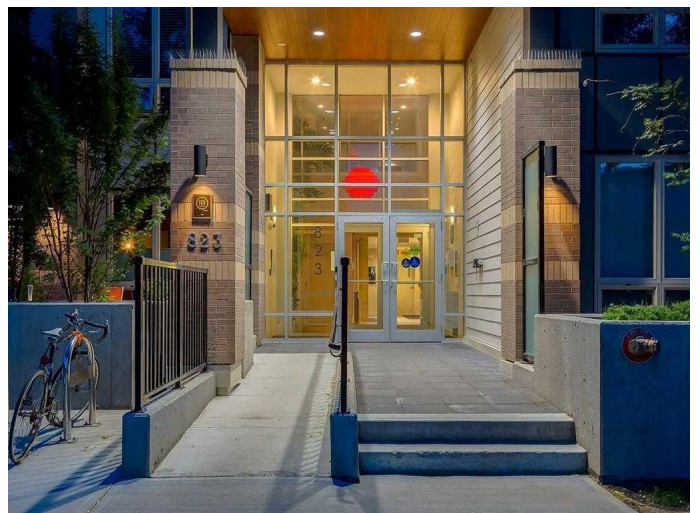
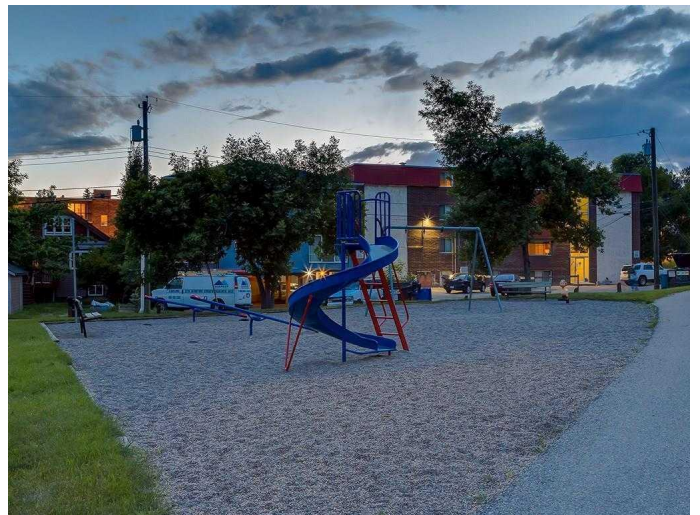
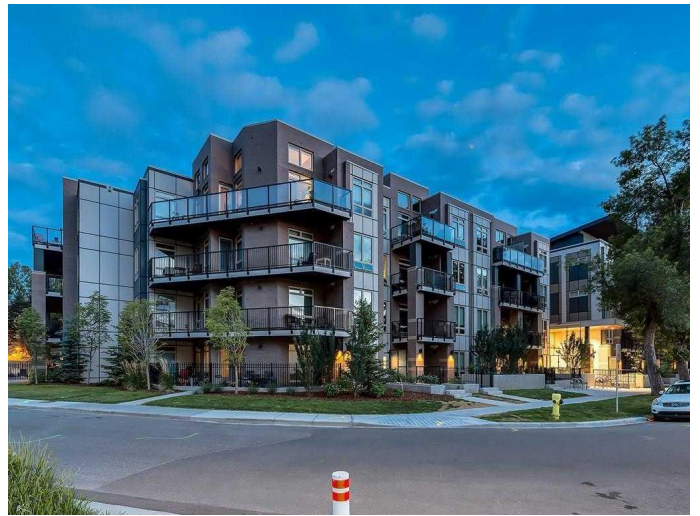
Nestled within the vibrant neighborhood of Sunnyside, the Ven by Bucci presents a gem of urban living—a meticulously crafted 2-bedroom plus den condo on the third floor, boasting an array of features tailored for modern comfort and convenience, all within a spacious layout spanning over 1050 square feet.

As you step into this inviting abode, you're greeted by an open-concept living space that seamlessly blends style with functionality. The den, strategically positioned for privacy, offers an ideal setting for a home office—a sanctuary for productivity and creativity.

The master bedroom, accompanied by an ensuite bathroom adorned with dual sinks and a luxurious walk-in shower, provides a serene retreat. A second well-appointed 4-piece bathroom caters to guests and residents alike, ensuring utmost comfort.

The heart of the home extends outdoors to a wrap-around deck, complete with a gas barbecue and panoramic views of the adjacent park—an idyllic setting for al fresco dining and relaxation.

This residence epitomizes convenience, with proximity to the Sunnyside CTrain station, Kensington restaurants, shopping, and downtown Calgary. Whether commuting or exploring the city's offerings, the location offers



unparalleled accessibility.

Inside, practicality meets luxury with a spacious in-suite laundry room, ensuring effortless housekeeping. Parking concerns are alleviated with double vehicle tandem parking spot. A storage locker is included for additional convenience, along with the added perk of a building car wash.

The kitchen is outfitted with high-end appliances, including a beverage fridge, catering to culinary enthusiasts and entertainers alike. Whether whipping up a gourmet meal or hosting soirées, the kitchen serves as the heart of the home, equipped for both functionality and style.

This condo is not just a residence—it's a lifestyle. Meticulously maintained by its original owners, it embodies move-in readiness, allowing you to settle in and start creating memories from day one.

Built in 2015

Essential Information

MLS® #	A2113841
Price	\$599,900
Sold Price	\$612,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	304, 823 5 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1V1

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Alley Access, Parkade, Stall, Tandem, Titled, Underground

Interior

Interior Features	Double Vanity, Elevator, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Playground, Storage
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 22nd, 2024
Days on Market	10
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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