

# \$359,000 - 329, 823 5 Avenue Nw, Calgary

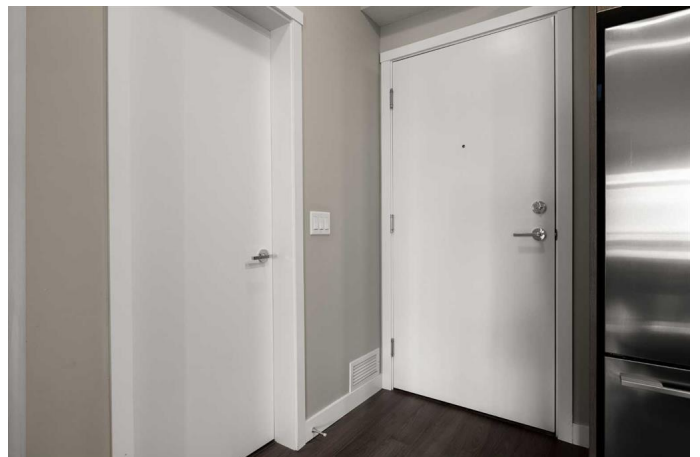
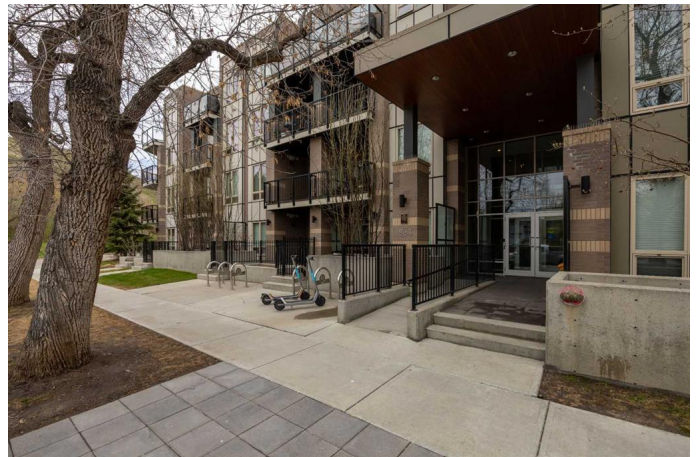
MLS® #A2129790

**\$359,000**

1 Bedroom, 1.00 Bathroom, 599 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Nestled within the sought-after Ven of Kensington building, this exquisite one-bedroom, one-bathroom condo offers a sophisticated urban lifestyle in the heart of Calgary's vibrant Sunnyside/Kensington community. This residence, a well-appointed end unit, provides a luxurious living experience characterized by its refined design and upscale finishes. The open-plan is bathed in natural light and features a modern kitchen equipped with polished quartz countertops, European-style Zebra Wood laminate cabinetry, and stainless steel appliances. With 9-foot ceilings, contemporary carpets, and laminate mocha flooring, this condo exudes a comfortable and inviting ambiance. The spacious bedroom provides a peaceful retreat with a generous walk-through closet, while the luxurious bathroom features a sleek design and high-end finishes. Entertain effortlessly in the spacious living and dining areas, or step out onto the private balcony and soak in the breathtaking views of the surrounding neighborhood. Discover the ultimate blend of urban convenience and outdoor leisure with this condo's prime location near Kensington's vibrant shops, restaurants, and cafes, as well as nearby parks and pathways. Positioned adjacent to the Sunnyside train station and within walking distance to SAIT, its location offers unparalleled accessibility and appeal. Embrace the ease of strolling, biking, or jogging to downtown amenities, rendering car ownership a matter of choice rather than



necessity. This unit includes titled underground parking and an assigned storage unit, while the building amenities such as a common bike room, a car wash, and a workspace area further elevate the comfort and convenience of urban living. Don't let this opportunity slip away—schedule your viewing today and envision yourself calling Ven of Kensington your new address!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2129790      |
| Price          | \$359,000     |
| Sold Price     | \$359,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 599           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 329, 823 5 Avenue Nw |
| Subdivision | Sunnyside            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2N 0R5              |

**Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Other, Storage, Visitor Parking |
| Parking Spaces | 1                                                                       |
| Parking        | Titled, Underground                                                     |

**Interior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Quartz Counters, See Remarks                                         |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                   |
| Cooling           | None                                                                                                |
| # of Stories      | 4                                                                                                   |

**Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Roof              | Tar/Gravel                          |
| Construction      | Brick, Composite Siding, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 9th, 2024  |
| Date Sold      | May 17th, 2024 |
| Days on Market | 7              |
| Zoning         | DC             |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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