

\$634,900 - 404, 823 5 Avenue Nw, Calgary

MLS® #A2166349

\$634,900

2 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

4th FLOOR PENTHOUSE!! Airy & Impressive 2 bedroom + office/den. This 1063 sq ft top unit in "Ven of Kensington," has dominant ceiling heights of 14' and 8'-11." Abundant Windows Top to Bottom accentuate and enhance the airy sense of Peace & Tranquility here. Yet, vibrant Kensington & Downtown Calgary beckon at your doorstep & just beyond. Adjacent Hillside Paths, Bow River Pathways & Lovely Nearby Riley Park make for a quick escape from the Urban Environment. Grocery shopping is close at hand as are numerous eateries, pubs & cafes. There is a wrap around view of the natural hillside green space. Living & dining area & office/computer room are nicely integrated with & adjacent to the sleek & modern kitchen & eating bar. It is well equipped with Bosch appliances & Fischer & Paykel fridge. The gas cooktop & convection oven appeal to the seasoned chef. The wine/beverage fridge is a useful addition. Stone countertops & nicely tiled backsplash create the WOW FACTOR in this modern abode. The primary owner's suite offers abundant closet space and deluxe 4 piece ensuite, making this area a comfortable retreat. The second bedroom has 2 window walls, a generous closet + adjacent 4 piece bath. It's currently used as an office. Storage closets are well situated, & an organized laundry room by front door offers added storage space. There is an additional assigned storage locker on the P1 parkade level. The unit comes with titled parking for 2



cars in the the form of a long tandem parking stall. In parkade, there is also a carwash, bicycle storage & a workshop for tuning up your bike, waxing your skis, etc. This upper penthouse unit also has central air conditioning, adding to the enjoyment of this spectacular property in a wonderful location.

Built in 2015

Essential Information

MLS® #	A2166349
Price	\$634,900
Sold Price	\$632,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	404, 823 5 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R5

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking, Workshop
Parking Spaces	2
Parking	Heated Garage, Parkade, Tandem

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Gas Range, Convection Oven, Garburator
Heating	Baseboard, Natural Gas, Hot Water
Cooling	Central Air
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, Lighting
Roof	Tar/Gravel
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2024
Date Sold	October 17th, 2024
Days on Market	23
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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