

128, 823 5 Avenue NW  
Calgary, Alberta

MLS # A2285941



## \$345,000

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 410
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Portable Air Conditioning Unit

Located in the sought after Ven of Kensington, this ground floor one bedroom apartment offers modern construction, direct outdoor access, and an exceptional west Sunnyside location just steps from Kensington and minutes to downtown. Measuring 580 square feet, the layout is bright and efficient, enhanced by 9 foot ceilings that create an open, comfortable feel. The kitchen features quality stainless steel appliances and flows into the main living area, while in suite laundry adds everyday practicality. The bedroom and full bathroom are well proportioned, making the home equally suitable for personal use or rental income. The standout feature is the spacious private patio. Larger than most upper floor balconies, it provides direct gated access to the street, a rare advantage in apartment living. For dog owners, this location is especially appealing, with the Rosedale Off Leash Area and McHugh Bluff Playground directly across the street, offering immediate access to green space and walking paths. Built in 2015, the Ven offers secure underground parking with one titled stall included, along with an assigned storage unit. The parkade also features a workshop and two bike storage areas, ideal for those who take advantage of the nearby Bow River pathway system and quick downtown cycling routes. Sunnyside continues to attract first time buyers, investors, and adults in transition who value walkability and connection. Kensington's cafes, restaurants, and daily services are only minutes away, and the Sunnyside CTrain station makes car optional living realistic. A well located, low maintenance home that combines convenience, comfort, and long term appeal in one of Calgary's most established inner city communities.