

# \$435,000 - 114, 823 5 Avenue Nw, Calgary

MLS® #A2238618

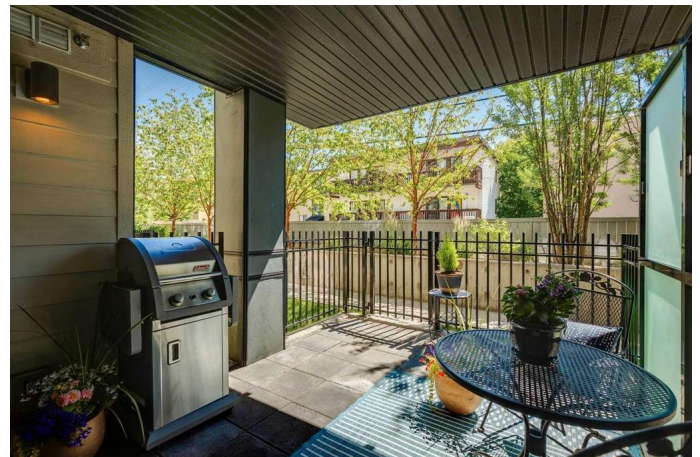
**\$435,000**

2 Bedroom, 2.00 Bathroom, 734 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to the Ven building (very quiet location & pet friendly!) with this stunning and impeccably maintained 1-bedroom plus 2nd bedroom/den condo in the ultra-desirable Sunnyside - one of Calgary's most vibrant, walkable, and livable inner-city neighbourhoods! Built in 2015 and proudly owned by the original owner, this spacious main-floor unit blends modern design with practical luxury, featuring soaring 9' ceilings, a bright open layout, and two full bathrooms. The sleek, contemporary kitchen is a showstopper with a gas range, stainless steel appliances, quartz countertops, a breakfast bar, slow-closing drawers, and rich cabinetry - perfect for entertaining or everyday living. The generously sized primary bedroom features a tray ceiling, updated light fixture, a walk-through closet and a beautifully appointed ensuite with marble counters and a large tiled shower, while the second bathroom offers a tub/shower combo and matching marble counters. The versatile den makes an ideal home office, secondary bedroom, or creative studio. The spacious living room includes a feature wall and access to the spacious patio. Step outside to your extra-private, large patio with gas BBQ hook-up and direct access to a quiet, residents-only walkway - ideal for pet owners and outdoor lovers. This unit also comes complete with in-suite laundry, 1 underground titled parking spot, a separate storage locker, bike storage, underground wash bay for



residents only, and even a workbench room for tuning your skis or snowboards. Located directly across from a fantastic off-leash dog park and playground, and just steps to the Sunnyside CTrain station and all the boutique shops, caf  s, and restaurants of buzzing Kensington, this is urban living at its best, in a serene and tucked-away location beside a peaceful hillside. You       love where you live!

Built in 2015

**Essential Information**

MLS�� #	A2238618
Price	\$435,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	734
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	114, 823 5 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R5

**Amenities**

Amenities	Bicycle Storage, Car Wash, Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Off Street, Stall, Underground,

## Workshop in Garage

### Interior

Interior Features	Breakfast Bar, Built-in Features, Elevator, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance
Construction	Brick

### Additional Information

Date Listed	July 11th, 2025
Days on Market	8
Zoning	DC

### Listing Details

Listing Office	RE/MAX First
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