

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

MLS® #A2238618

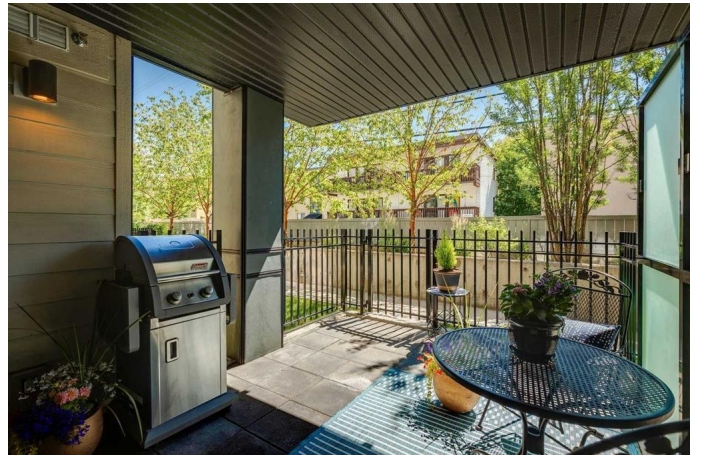
\$435,000

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	14
Zoning	DC

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.