

**321, 823 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2222111**



## \$374,900

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	596 sq.ft.	<b>Age:</b>	2015 (10 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the VEN in Vibrant Sunnyside! Located just steps from the LRT (two minute walk), shopping, dining, SAIT and beautiful views off the balcony of McHugh Bluff park and Parkette across the street. This well-maintained 1-bedroom unit offers style and convenience in one of Calgary's most desirable inner-city neighborhoods. The modern kitchen features quartz countertops, Bosch appliances, and a large breakfast bar—perfect for entertaining. The spacious primary bedroom fits a king-sized bed and includes a walk-through closet with built-in organizers leading to a luxurious 4-piece bath complete with a soaker tub, glass shower, porcelain tile, and marble-topped vanity. Enjoy your private, oversized balcony with gas BBQ hookup and a tranquil, park-like view—one of the few in the building with no adjoining neighbors for added privacy. Additional features include in-suite laundry, a separate large in-suite storage room, an assigned storage locker, and secure titled underground parking. The VEN also offers bike storage, a workshop, car wash bay in the lower level, visitor parking, and convenient street parking. A perfect opportunity for first-time buyers, downsizers, or investors!