

407, 823 5 Avenue NW
Calgary, Alberta

MLS # A2298232



\$375,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	600 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Garage Door Opener, Heated Garage, Off Street, Secured, See Re		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub, Storage		

Inclusions: N/A

There's a version of city living that gets talked about a lot — and then there's the version you actually get to live. This is the latter. Perched on the top floor of The Ven with views of Calgary's downtown skyline, this one-bedroom penthouse sits in the heart of Sunnyside, steps from Kensington and one of Calgary's most walkable communities. Fourteen-foot vaulted ceilings, massive windows that fill the space with light, and a south-facing balcony so generous it becomes a room of its own. Inside, the open-concept living and dining area feels genuinely spacious, those soaring ceilings and oversized windows do a lot of the heavy lifting, making the space feel bright and open on a quiet weeknight and easy to have people over on the weekend. The kitchen is well set up for someone who enjoys cooking, quartz countertops, stainless steel appliances, and a gas cooktop that gives you real control. In-suite laundry means one less errand on the to-do list, and additional in-suite storage means everything has a place without giving anything up. The primary bedroom is bright and naturally lit, connecting to a four-piece ensuite through a walk-through closet, a standup shower and soaker tub that make winding down at the end of the day genuinely easy. Then there's that balcony. South-facing, loaded with sun across all four seasons, with a gas hookup ready for the BBQ and enough room to actually use it — for morning coffee with the skyline in front of you, a summer dinner that stretches into the evening, or a quiet afternoon with a book and more sun than you expected in October. The location does what only a handful of Calgary neighbourhoods can. The Sunnyside LRT is steps away, putting downtown within a seamless commute and SAIT just up the hill, the kind of access that quietly shapes how you spend your time. Puccinella, Hayden Block, and Kensington Pub

are down the street for evenings out, Kensington Wine Bar when the occasion calls for it, and High Ground Cafe or Agudo Coffee Roasters for the mornings that deserve a proper start. The Bow River pathways, Prince's Island Park, and everything the inner city offers are all within easy reach, close enough to be part of your regular week, not just a weekend plan. The building takes care of the rest — pet-friendly with board approval, visitor parking, a car wash, bicycle storage, an assigned storage locker underground, and a small workshop tucked in for the projects that need a bit more room to breathe. This is the kind of home and the kind of address that makes the decision easy, and makes you feel good about it long after you've settled in.