

**206, 823 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2316093**



**\$325,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	597 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<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>	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** FOB

Amazing One Bedroom in VEN by Bucci, with superb proximity to Kensington and downtown. Sunnyside’s gorgeous 2nd-floor unit offers Downtown views from both the bedroom and living room windows, plus a SOUTH-facing private deck for sun-soaked mornings and pleasant evenings. This layout shines for entertaining, featuring a beautiful kitchen with quartz countertops, upgraded appliances including a gas stove, as well as ample counterspace and cabinetry. The kitchen island has space for meals and still leaves room for a dining area. Key highlights: Open living space with 9 foot ceilings and a seamless flow to a covered private deck—perfect for BBQs, coffee, or unwinding with a glass of wine. Bright, spacious bedroom with a large window and a walk-through closet that leads to a luxurious 4-piece bathroom. Relax after a hard days work in the deep soaker tub. Also, a spacious stand-up shower and a large vanity with abundant storage. In-suite laundry and a large multipurpose room with extra storage &mdash; ideal for a home office, craft area, or additional closet space. Underground heated parking, car wash stall, underground visitor parking, bike storage and a pet-friendly building add to the inner city vibe. Excellent value with affordable condo fees. Neighborhood advantages and walkability: Steps away from vibrant amenities, acclaimed restaurants, and a thriving walkable Inner City lifestyle. Easy access to Kensington: a short stroll to coffee shops, boutique retailers, parks, and the eclectic dining scene you love. Quick routes to downtown for work, entertainment, and culture, with seamless public transit options and bike-friendly streets. Enjoy nearby green spaces, dog parks, walking paths, and convenient groceries for daily needs. This unit combines a modern, well-appointed interior with an unbeatable urban location. It’s ideal as a rental

investment or for anyone seeking a dynamic, walkable lifestyle close to Kensington and downtown.