

# \$365,000 - 308, 823 5 Avenue Nw, Calgary

MLS® #A2226650

**\$365,000**

1 Bedroom, 1.00 Bathroom, 591 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

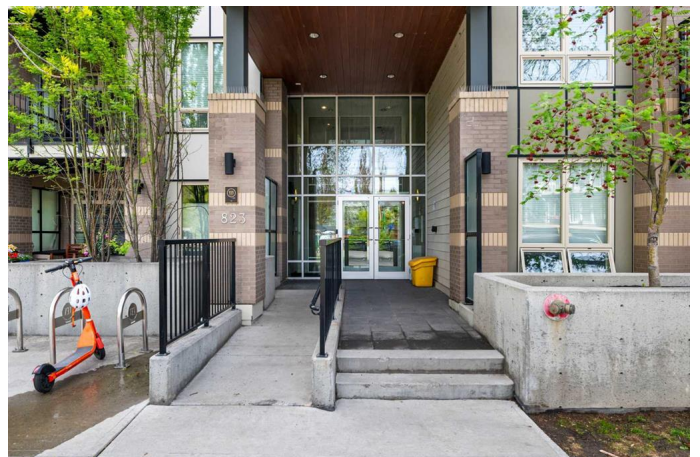
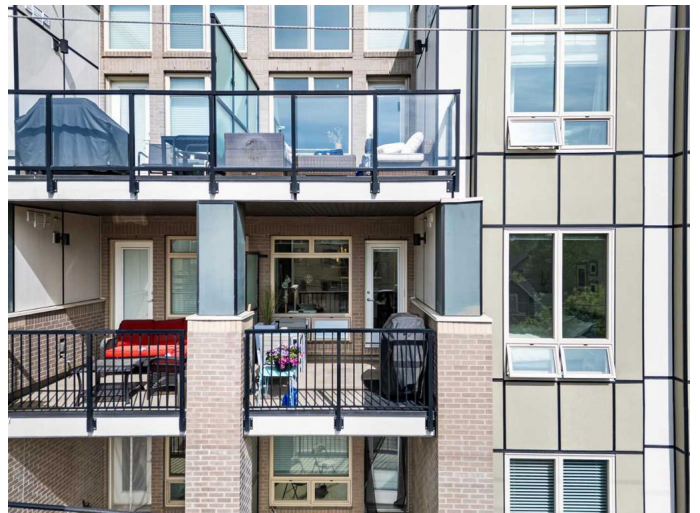
Welcome to the Ven Of Kensington, located in the heart of Sunnyside—one of Calgary’s most walkable and vibrant neighborhoods. This 1 bedroom, 1 bathroom condo is situated on the 3rd floor and features a bright, contemporary atmosphere! The kitchen is both stylish and functional, equipped with a breakfast bar, stainless steel appliances, a gas cooktop, built in oven, refrigerator, and a microwave with hood fan. A dedicated dining area provides the perfect spot for hosting guests or enjoying your morning coffee. The living room extends onto a spacious covered balcony, complete with a gas line and CITY VIEWS!

The bedroom includes a walk-through closet and connects to a sleek 4 piece ensuite with a modern glass shower. Additional conveniences include in-suite laundry, one underground parking stall, and an assigned storage unit. This prime location offers easy access to local shops, cafes, public transit, parks, the Bow River pathway, and downtown—all just steps from your door.

Don’t miss the opportunity to view this exceptional unit. Schedule your private showing today!

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2226650          |
| Price          | \$365,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 591               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 308, 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, Storage, Visitor Parking |
| Parking Spaces | 1                                                                         |
| Parking        | Underground                                                               |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Quartz Counters, Walk-In Closet(s)                                                                |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                         |
| Cooling           | None                                                                                                              |
| # of Stories      | 4                                                                                                                 |
| Basement          | None                                                                                                              |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Composite Siding |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 3rd, 2025  
Days on Market        13  
Zoning                      DC

**Listing Details**

Listing Office            eXp Realty

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