

# \$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

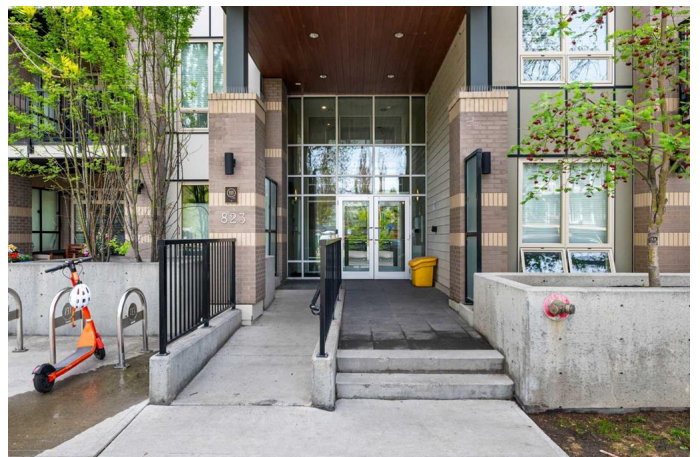
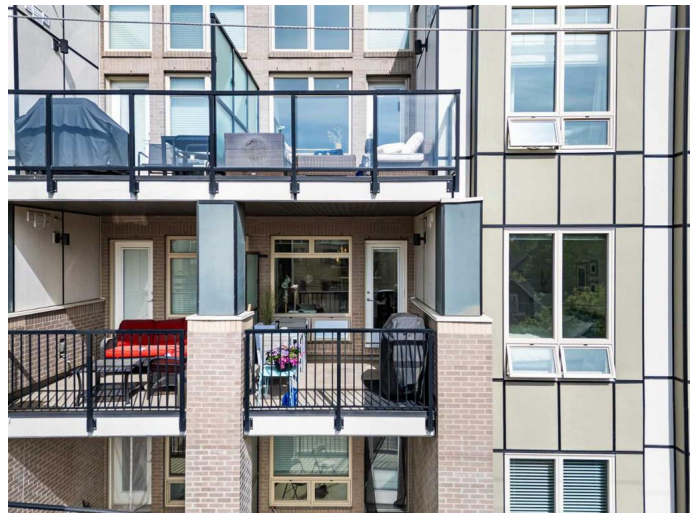
Welcome to the Ven Of Kensington, located in the heart of Sunnyside—one of Calgary’s most walkable and vibrant neighborhoods. This 1 bedroom, 1 bathroom condo is situated on the 3rd floor and features a bright, contemporary atmosphere! The kitchen is both stylish and functional, equipped with a breakfast 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            29

Zoning                        DC

### **Listing Details**

Listing Office              eXp Realty

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