

**222, 823 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2146398**



**\$379,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sunnyside                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                  |
| <b>Size:</b>     | 591 sq.ft.                         | <b>Age:</b>   | 2015 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 412 |
| <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, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None   |                   |        |

Welcome to this **STYLISH 1 BDRM, 1 BATH** condo offering a blend of **MODERN LIVING** and **CONVENIENCE** in one of Calgary's most desirable neighborhoods. Recently updated with **FRESH PAINT** and laminate flooring throughout, this unit features elegant **QUARTZ** countertops and sleek finishes. The condo boasts **IN-SUITE LAUNDRY** equipped with brand **NEW LG WASHER & DRYER** for added convenience, **STAINLESS STEEL APPLIANCES & a GAS STOVE**. Relax and unwind on the **COVERED, PRIVATE PATIO** equipped with a **GAS LINE** for the BBQ, and enjoy the elegance of the 4pc **ENSUITE** with a soaker tub and walk through closet. You'll enjoy the luxury of **TITLED UNDERGROUND PARKING**, complete with a convenient wash bay, alongside underground visitor parking for guests and an **ADDITIONAL STORAGE** room. Located just steps away from Kensington shops, the **SUNNYSIDE C-train STATION**, **SAIT**, and **ALBERTA UNIVERSITY OF THE ARTS**, this condo provides unparalleled access to urban amenities and educational institutions. The iconic **PEACE BRIDGE** and downtown core are within easy reach, making commuting a breeze. Surrounded by **WALKING & BIKE PATHS**, green spaces, playgrounds, and parks, residents can enjoy an active lifestyle with nature at their doorstep. Whether you're looking for vibrant city living or serene outdoor escapes, this condo offers the best of both worlds. Don't miss out on this opportunity to own a contemporary home in a central location. Schedule your viewing today and experience urban living at its finest!