

123, 823 5 Avenue NW
Calgary, Alberta

MLS # A2182542



\$369,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	598 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 416
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage		
Inclusions:	N/A		

Opportunity knocks here in Bucci's coveted VEN KENSINGTON complex tucked away in this quiet cul-de-sac in the popular inner city community of Sunnyside, at the base of McHugh Bluff & walking distance to Sunnyside LRT, shopping & the vibrant Kensington district. This fantastic main floor unit enjoys upgraded laminate floors & 9ft ceilings, 1 bedroom & 1 full bath, titled underground parking for your exclusive use & fabulous patio for your outdoor enjoyment. This sleek & stylish condo has a terrific open concept living/dining room, designer kitchen with quartz counters & Bosch stainless steel appliances including gas cooktop & convection oven, plus Fisher & Paykel fridge. Cozy bedroom with walkthru closet with its own separate access into the bathroom with soaker tub, quartz counters & glass shower. Insuite laundry with space-saving Whirlpool washer & dryer. Large insuite storage room & separate storage locker. And the icing on the cake in your new home is the huge outdoor terrace...almost 200sqft with a covered area with gas BBQ line & gate to the street. The lucky residents of this BuiltGreen complex also have access to a car wash bay, bike storage, workshop room & underground visitor parking for their guests. Top-notch location with a playground right across the street, just minutes to historic Riley Park & off-leash parks, SAIT, Jubilee Auditorium, Alberta University of the Arts & downtown.