

# \$359,900 - 308, 823 5 Avenue Nw, Calgary

MLS® #A2236986

**\$359,900**

1 Bedroom, 1.00 Bathroom, 591 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to the Ven of Kensington, ideally located in the heart of Sunnyside—one of Calgary's most walkable and vibrant communities. This one-bedroom, one-bathroom condo is situated on the third floor and offers a bright, modern living space designed with comfort and functionality in mind.

The kitchen features clean, contemporary finishes and is equipped with a breakfast bar, stainless steel appliances, a gas cooktop, built-in oven, refrigerator, and a microwave with a hood fan. A designated dining area provides an ideal setting for enjoying your morning coffee or hosting guests. The living room opens onto a spacious, covered balcony that includes a gas line and offers beautiful CITY VIEWS.

The bedroom includes a walk-through closet that leads to a stylish four-piece ensuite with a sleek glass shower. Additional features include in-suite laundry, one underground parking stall, and an assigned storage unit for added convenience.

This exceptional location offers effortless access to local shops, cafes, transit, parks, the Bow River pathway, and downtown Calgary—just steps from your door. Don't miss your chance to view - book your private showing today!



Built in 2015

## Essential Information

MLS® #	A2236986
Price	\$359,900
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	July 4th, 2025
Days on Market	33
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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