



## 823 5 Avenue Calgary Alberta

\$369,000

Welcome home! This sunny one-bedroom unit is perfect for a first-time buyer or investor with a south-facing orientation, lots of light, an open-concept layout and a large sunbathed balcony. The kitchen features stainless steel appliances, a gas cooking range, quartz countertops and bar seating. It is open to the living area- perfect for hosting or catching up on a show while you make dinner! The treed south-facing view also shows off the downtown skyline and the large balcony comes equipped with a gas hook-up for your bbq. The sunny bedroom is complemented by a large walk-through closet which takes you to a spacious bathroom complete with a soaker tub and separate glassed-in shower. Other great features of this unit include in-suite laundry with a new LG stacked washer and dryer (2023), luxury laminate flooring, a fresh coat of paint, titled parking and additional storage space. This pet-friendly (with approval) building offers is tucked in one of Calgary's most desirable communities of Sunnyside. With quick access to the c-train, the shops and restaurants of Kensington, the river pathways and downtown this location is truly incredible. This one should not be missed! Book your private showing today! (id:6769)

4pc Bathroom 7.58 Ft x 8.42 Ft

Bedroom 9.17 Ft x 11.50 Ft

Dining room 11.08 Ft x 5.50 Ft

Kitchen 9.67 Ft x 10.58 Ft

Living room 11.08 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
Charles

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