



823 5 Avenue Calgary Alberta

\$369,900

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. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Living room/Dining room 177.58 Ft x 11.17 Ft

Kitchen 16.33 Ft x 9.67 Ft

Laundry room 3.42 Ft x 2.42 Ft

Primary Bedroom 11.42 Ft x 9.08 Ft

Storage 5.83 Ft x 5.33 Ft

Listing Presented By:



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