

# \$374,900 - 321, 823 5 Avenue Nw, Calgary

MLS® #A2222111

## \$374,900

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

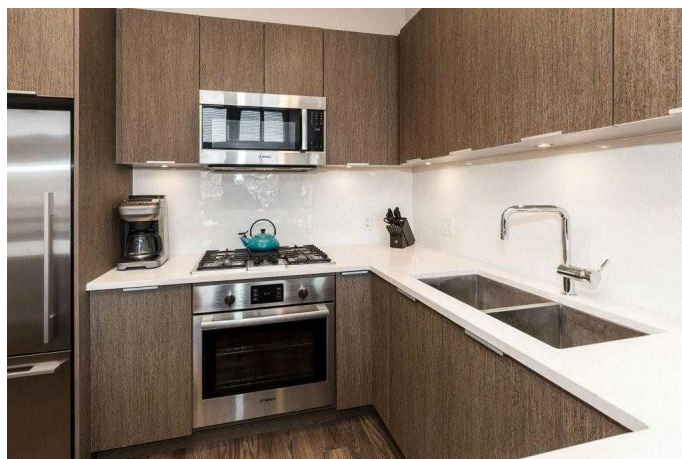
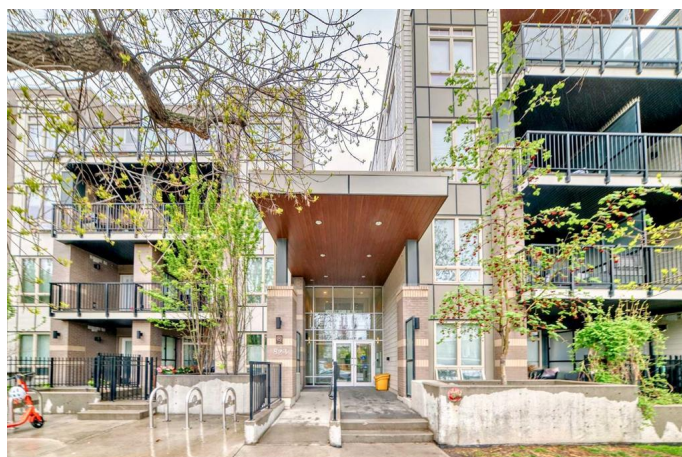
Welcome to the VEN in Vibrant Sunnyside! Located just steps from the LRT (two minute walk), shopping, dining, SAIT and beautiful views off the balcony of McHugh Bluff park and Parkette across the street. This well-maintained 1-bedroom unit offers style and convenience in one of Calgary's most desirable inner-city neighborhoods. The modern kitchen features quartz countertops, Bosch appliances, and a large breakfast bar—perfect for entertaining. The spacious primary bedroom fits a king-sized bed and includes a walk-through closet with built-in organizers leading to a luxurious 4-piece bath complete with a soaker tub, glass shower, porcelain tile, and marble-topped vanity. Enjoy your private, oversized balcony with gas BBQ hookup and a tranquil, park-like view—one of the few in the building with no adjoining neighbors for added privacy. Additional features include in-suite laundry, a separate large in-suite storage room, an assigned storage locker, and secure titled underground parking. The VEN also offers bike storage, a workshop, car wash bay in the lower level, visitor parking, and convenient street parking. A perfect opportunity for first-time buyers, downsizers, or investors!

Built in 2015

## Essential Information

MLS® #

A2222111



Price	\$374,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	321, 823 5 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0R5

### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Car Wash, Storage, Workshop
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Brick, Composite Siding, Wood Frame

## Additional Information

Date Listed	May 19th, 2025
Days on Market	5
Zoning	DC

## Listing Details

Listing Office      Century 21 Bamber Realty LTD.

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