

\$429,000 - 103, 823 5 Avenue Nw, Calgary

MLS® #A2248486

\$429,000

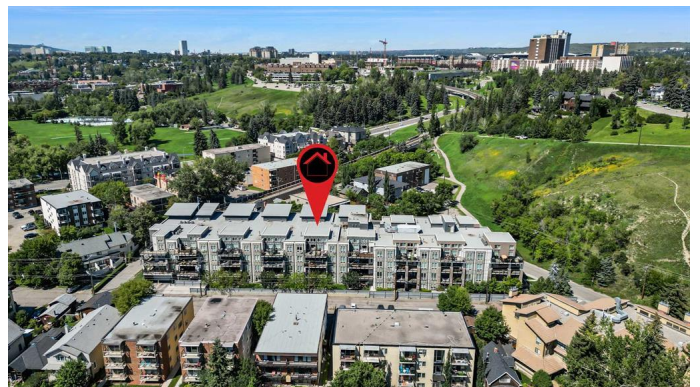
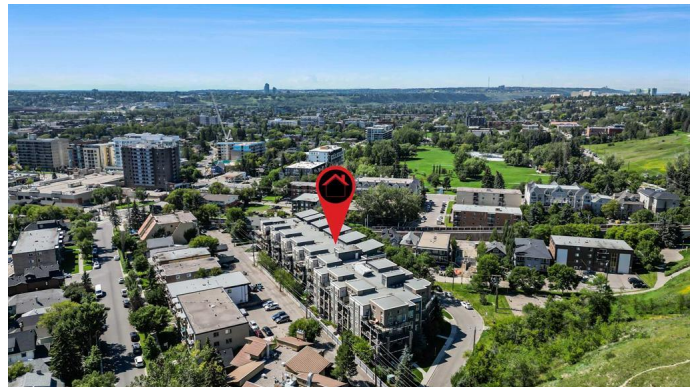
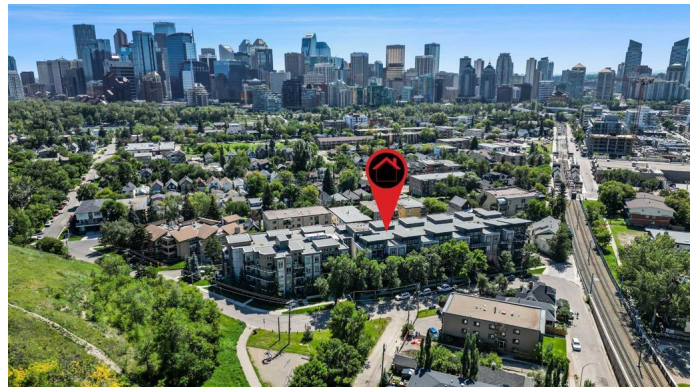
2 Bedroom, 2.00 Bathroom, 729 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to The Ven, perfectly located in a quiet, pet-friendly pocket of vibrant Sunnyside—one of Calgary’s most walkable and desirable inner-city neighbourhoods! Built in 2015 and lovingly maintained by the original owner, this spacious 2-bedroom, 2-bathroom main-floor condo blends modern design with everyday comfort. Inside, enjoy soaring 9’™ ceilings, a bright open layout, and a sleek contemporary kitchen with gas range, stainless steel appliances, quartz countertops, a breakfast bar, slow-close drawers, and rich cabinetry—ideal for both cooking and entertaining. The generous primary bedroom features a tray ceiling, updated fan with lighting, a walk-through closet with a custom-built organizer, and a beautifully appointed ensuite with marble counters and a large tiled glass shower. The versatile den works perfectly as a second bedroom, home office, or creative space, and is paired with a full second bathroom featuring a tub/shower combo and matching marble counters.

The living room opens to your extra-private, oversized patio with a gas BBQ hookup and direct access to a quiet residents-only walkway—perfect for pet owners or anyone who loves easy indoor-outdoor living. Additional perks include in-suite laundry, a titled underground parking stall, storage locker, bike storage, underground wash bay, and a workbench room for ski or snowboard tuning. Just steps from the Sunnyside CTrain station,



off-leash dog park, playground, and Kensington’s caf s, shops, and restaurants  this is urban living at its best in a serene, tucked-away location.

Built in 2015

Essential Information

MLS� #	A2248486
Price	\$429,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	729
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	103, 823 5 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R5

Amenities

Amenities	Bicycle Storage, Car Wash, Parking, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick

Additional Information

Date Listed	August 14th, 2025
Days on Market	3
Zoning	DC

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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