

225, 823 5 Avenue NW  
Calgary, Alberta

MLS # A2235588



## \$365,000

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	593 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Furniture is negotiable with sale

Welcome to Ven — Your Urban Oasis in the Heart of Sunnyside! Located in one of Calgary's most vibrant and walkable communities, this 1 bedroom, 1 bathroom unit in the sought-after Ven building offers the perfect blend of luxury, convenience, and lifestyle. Whether you're a young professional, first-time buyer, or investor, this is the kind of property that checks all the boxes. Step inside and you'll immediately notice the high-end finishes that set this home apart — from the sleek stainless steel appliances to the quartz countertops and modern cabinetry, every detail has been thoughtfully designed. The open-concept layout is functional and inviting, ideal for both everyday living and entertaining. But let's talk about what really sets this property apart: the location. You're literally steps away from some of the best that Calgary has to offer — boutique shopping, trendy cafes, top-rated schools, and the iconic Bow River Pathway. With Kensington just outside your door, and the C-Train a short walk away, getting around the city has never been easier. This is urban living at its finest. Welcome home!