



THE
A-TEAM

**RE/MAX
FIRST**

823 5 Avenue #222, Calgary T2N 0R5

MLS® #: **A2146398**

Area: **Sunnyside**

Listing Date: **07/05/24**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **591**
Low Sqft:
Ttl Sqft: **591**

DOM

138
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Composite Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17' 6" x 11' 0"	Kitchen	Main	9' 8" x 9' 7"
Bedroom - Primary	Main	11' 5" x 9' 0"	4pc Ensuite bath	Main	8' 3" x 7' 5"
Foyer	Main	6' 1" x 3' 10"			

Legal/Tax/Financial

Condo Fee: **\$412**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **1511755**

Remarks

Pub Rmks: **Welcome to this STYLISH 1 BDRM, 1 BATH condo offering a blend of MODERN LIVING and CONVENIENCE in one of Calgary's most desirable neighborhoods. Recently updated with FRESH PAINT and laminate flooring throughout, this unit features elegant QUARTZ countertops and sleek finishes. The condo boasts IN-SUITE LAUNDRY equipped with brand NEW LG WASHER & DRYER for added convenience, STAINLESS STEEL APPLIANCES & a GAS STOVE. Relax and unwind on the COVERED, PRIVATE PATIO equipped with a GAS LINE for the BBQ, and enjoy the elegance of the 4pc ENSUITE with a soaker tub and walk through closet. You'll enjoy the luxury of TITLED UNDERGROUND PARKING, complete with a convenient wash bay, alongside underground visitor parking for guests and an ADDITIONAL STORAGE room. Located just steps away from Kensington shops, the SUNNYSIDE C-train STATION, SAIT, and ALBERTA UNIVERSITY OF THE ARTS, this condo provides unparalleled access to urban amenities and educational institutions. The iconic PEACE BRIDGE and downtown core are within easy reach, making commuting a breeze. Surrounded by WALKING & BIKE PATHS, green spaces, playgrounds, and parks, residents can enjoy an active lifestyle with nature at their doorstep. Whether you're looking for vibrant city living or serene outdoor escapes, this condo offers the best of both worlds. Don't miss out on this opportunity to own a contemporary home in a central location. Schedule your viewing today and experience urban living at its finest!**

Inclusions: **None**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











