

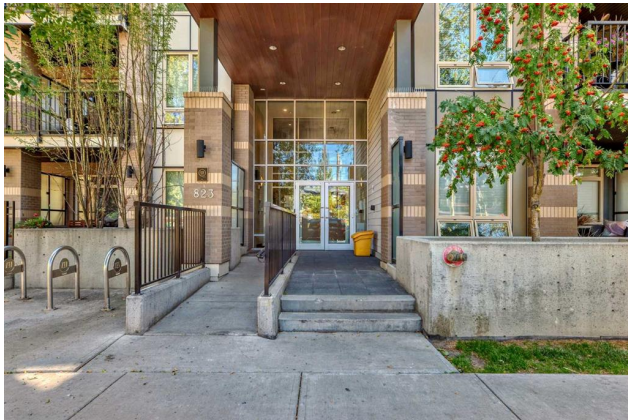


THE
A-TEAM

**RE/MAX
FIRST**

823 5 Avenue #109, Calgary T2N0R5

MLS® #: **A2164154** Area: **Sunnyside** Listing Date: **09/09/24** List Price: **\$565,000**
 Status: **Active** County: **Calgary** Change: **-\$44k, 23-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Stall,Underground**

Finished Floor Area

Abv Sqft: **943**
 Low Sqft:
 Ttl Sqft: **943**

DOM

135
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Playground**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`3" x 11`6"	4pc Ensuite bath	Main	7`4" x 8`2"
Bedroom	Main	9`9" x 10`7"	4pc Bathroom	Main	0`0" x 0`0"
Den	Main	8`8" x 5`11"	Kitchen	Main	9`5" x 8`11"
Dining Room	Main	11`1" x 14`7"	Living Room	Main	9`1" x 11`11"

Legal/Tax/Financial

Condo Fee: **\$647** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1511755**

Remarks

Pub Rmks: **Discover urban living in the vibrant Sunnyside neighborhood with this stunning south-facing unit. Upon entering the secured building, you're greeted by an impressive green living wall that creates a welcoming atmosphere. This spacious 2-bedroom + den unit is on the main floor, offering modern features throughout. The kitchen boasts sleek stainless steel appliances, ample counter space, modern cabinetry, quartz countertops, a gas stovetop, and a built-in oven, all set against beautiful laminate flooring. The living room is bright and inviting, with a large window that fills the space with natural light. Near the entrance, a spacious laundry room provides additional storage. The den is perfect for a home office, ideal for remote work. The unit includes a 4-piece bath near the secondary bedroom, and the master bedroom offers a walk-through closet leading to a 3-piece ensuite with a large shower and tiled floors. A titled tandem parking stall in the heated underground garage is also included. Located within a 5-minute walk to LRT stations, Safeway, and the trendy Kensington area with its cafes and restaurants, this unit provides easy access to the Bow River pathways for walking or biking with beautiful downtown views. SAIT is just two blocks away, and the University of Calgary is a short drive. The building amenities, including a car wash, workshop, storage rooms, and secure bike storage, ensure every need is met. Don't miss this opportunity for luxury, convenience, and a fantastic lifestyle in a highly desirable location. Call for a viewing today!**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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







