



THE
A-TEAM

**RE/MAX
FIRST**

823 5 Avenue #123, Calgary T2N 0R5

MLS® #: **A2182542** Area: **Sunnyside** Listing Date: **12/12/24** List Price: **\$369,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **598**
 Low Sqft:
 Ttl Sqft: **598**

DOM

9

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Underground Sprinklers**
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance**

Construction: **Brick,Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Quartz Counters,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Living/Dining Room Combination	Main	177`7" x 11`2"
Kitchen	Main	16`4" x 9`8"	Laundry	Main	3`5" x 2`5"
Bedroom - Primary	Main	11`5" x 9`1"	Storage	Main	5`10" x 5`4"

Legal/Tax/Financial

Condo Fee: **\$416** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

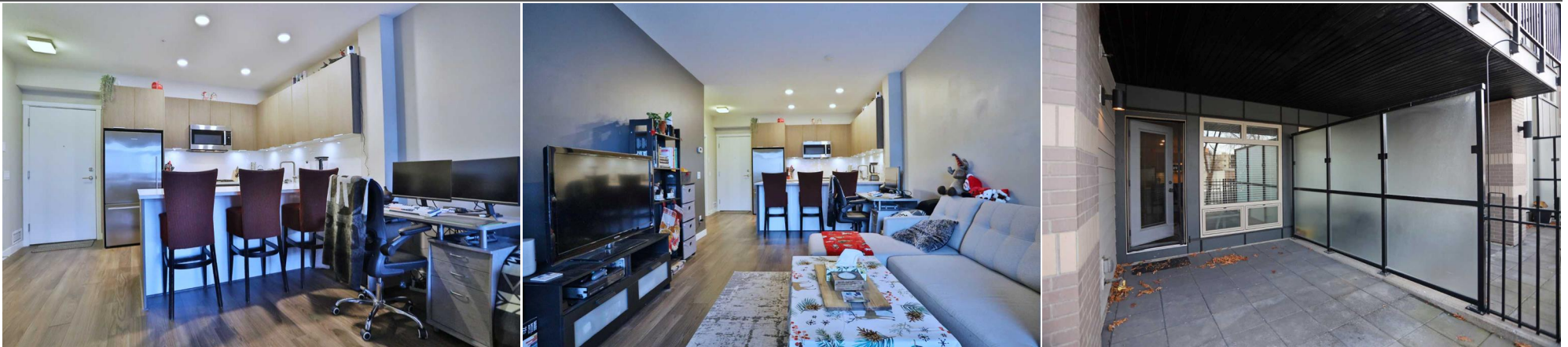
Legal Desc: **1511755**

Remarks

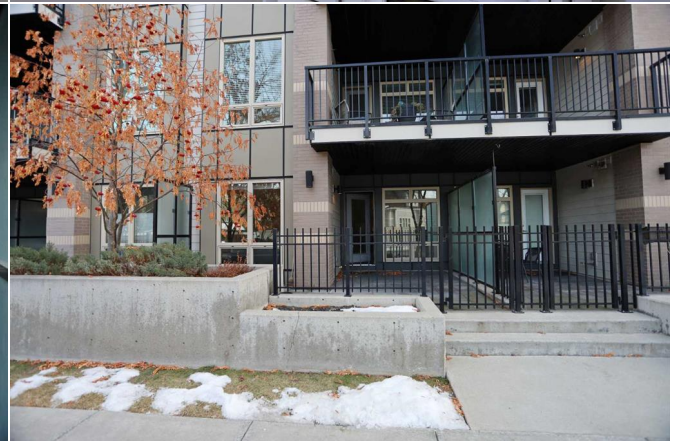
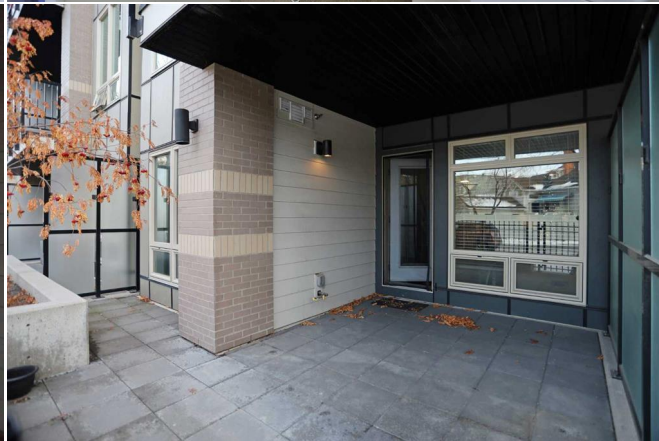
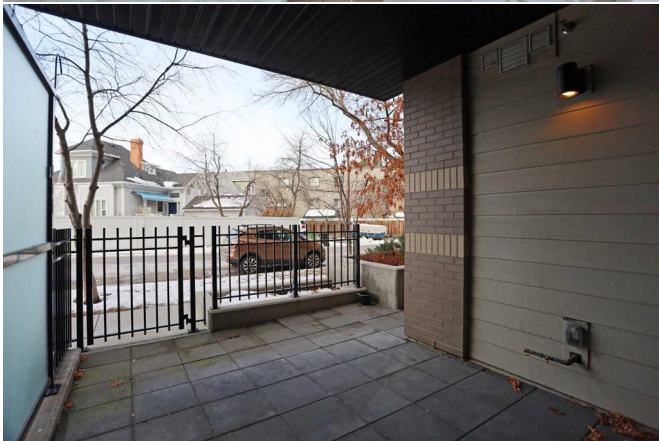
Pub Rmks: **Opportunity knocks here in Bucci's coveted VEN KENSINGTON complex tucked away in this quiet cul-de-sac in the popular inner city community of Sunnyside, at the base of McHugh Bluff & walking distance to Sunnyside LRT, shopping & the vibrant Kensington district. This fantastic main floor unit enjoys upgraded laminate floors & 9ft ceilings, 1 bedroom & 1 full bath, titled underground parking for your exclusive use & fabulous patio for your outdoor enjoyment. This sleek & stylish condo has a terrific open concept living/dining room, designer kitchen with quartz counters & Bosch stainless steel appliances including gas cooktop & convection oven, plus Fisher & Paykel fridge. Cozy bedroom with walkthru closet with its own separate access into the bathroom with soaker tub, quartz counters & glass shower. Insuite laundry with space-saving Whirlpool washer & dryer. Large insuite storage room & separate storage locker. And the icing on the cake in your new home is the huge outdoor terrace...almost 200sqft with a covered area with gas BBQ line & gate to the street. The lucky residents of this BuiltGreen complex also have access to a car wash bay, bike storage, workshop room & underground visitor parking for their guests. Top-notch location with a playground right across the street, just minutes to historic Riley Park & off-leash parks, SAIT, Jubilee Auditorium, Alberta University of the Arts & downtown.**

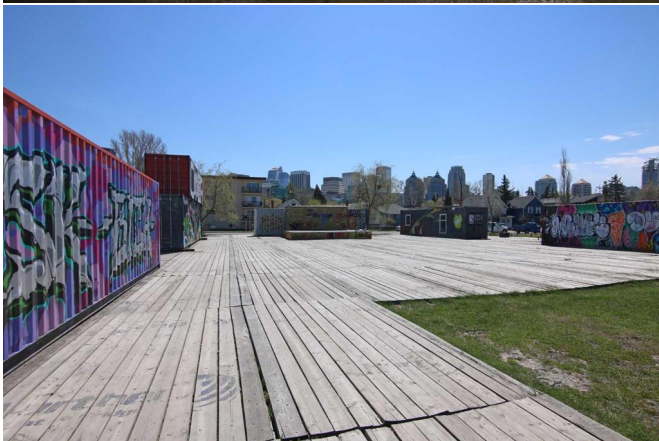
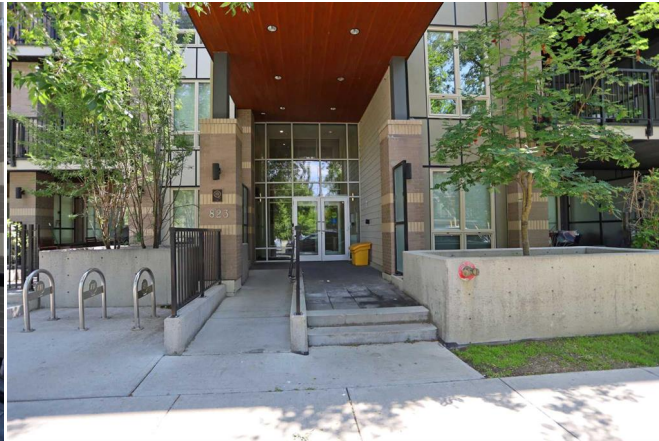
Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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





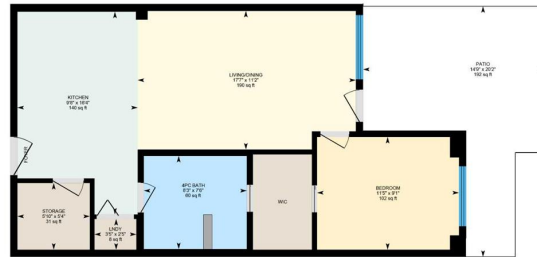






123-823 5 Ave NW, Calgary, AB

Main Floor Interior Area 598.17 sq ft



PREPARED: 2024/12/10



White regions are excluded from total floor area in CLS/IDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.