

# \$475,000 - 315, 823 5 Avenue Nw, Calgary

MLS® #A2213530

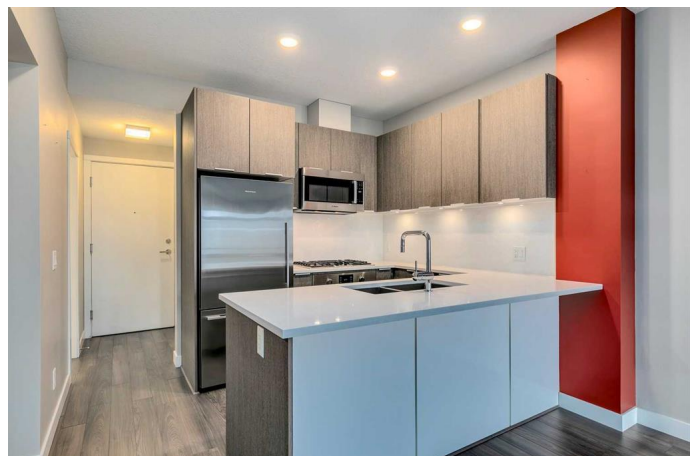
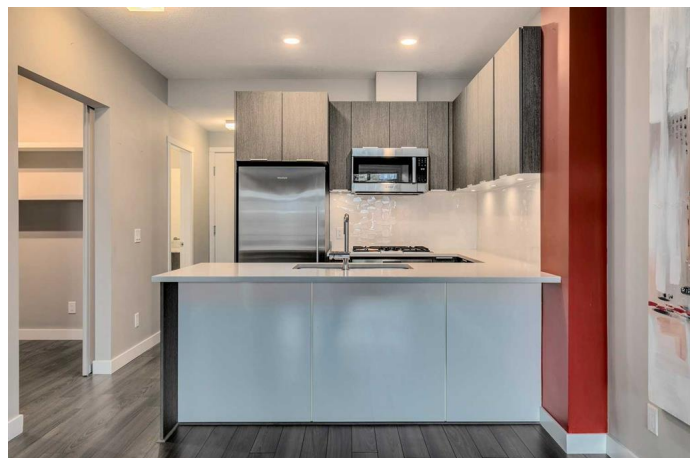
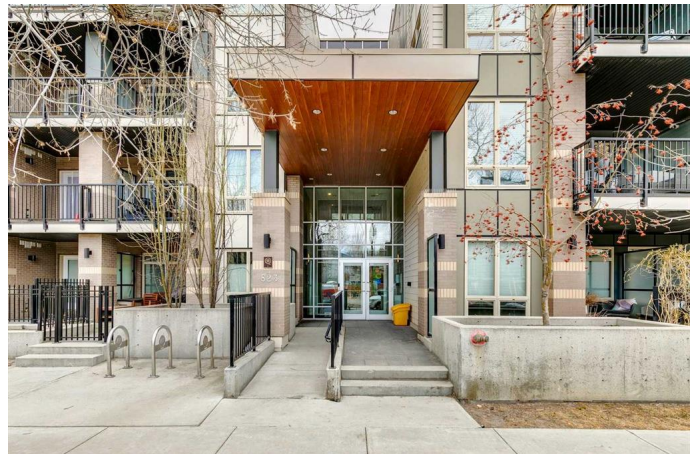
**\$475,000**

2 Bedroom, 2.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Sunnyside - #315, 823 5 Ave NW: Welcome to the Ven by Bucci in the heart of Sunnyside - one of Calgary's most walkable and vibrant neighbourhoods. This 2 bedroom, 2 bathroom condo is located on the 3rd floor and offers a bright, modern vibe with thoughtful design. The kitchen is modern and functional with a breakfast bar, stainless steel appliances, including a gas range, built-in oven, fridge, and microwave/hood fan. There's even a dedicated dining space - perfect for hosting or just enjoying your morning coffee. The living room opens to a spacious, southeast-facing covered balcony with a gas line for your BBQ. You will find a primary bedroom featuring a walk-through closet and a sleek 3 piece ensuite with a glass shower; a second bedroom and a 4 piece main bathroom. The in-suite laundry, one underground parking stall, and assigned storage complete this unit. The location is ideal, with easy access to everything - shops, cafes, transit, parks, the Bow River pathway, and downtown, which are all just steps away. Move-in ready with quick possession available. Call for more info!



Built in 2015

## Essential Information

MLS® #                   A2213530

Price                     \$475,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	739
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	315, 823 5 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0X7

### **Amenities**

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

### **Interior**

Interior Features	See Remarks, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Composite Siding, Wood Frame

### **Additional Information**

Date Listed	April 23rd, 2025
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Days on Market 7  
Zoning DC

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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