

207, 823 5 Avenue NW
Calgary, Alberta

MLS # A2167121



\$369,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	599 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

Inclusions: n/a

Welcome home! This sunny one-bedroom unit is perfect for a first-time buyer or investor with a south-facing orientation, lots of light, an open-concept layout and a large sunbathed balcony. The kitchen features stainless steel appliances, a gas cooking range, quartz countertops and bar seating. It is open to the living area- perfect for hosting or catching up on a show while you make dinner! The treed south-facing view also shows off the downtown skyline and the large balcony comes equipped with a gas hook-up for your bbq. The sunny bedroom is complemented by a large walk-through closet which takes you to a spacious bathroom complete with a soaker tub and separate glassed-in shower. Other great features of this unit include in-suite laundry with a new LG stacked washer and dryer (2023), luxury laminate flooring, a fresh coat of paint, titled parking and additional storage space. This pet-friendly (with approval) building offers is tucked in one of Calgary's most desirable communities of Sunnyside. With quick access to the c-train, the shops and restaurants of Kensington, the river pathways and downtown this location is truly incredible. This one should not be missed! Book your private showing today!