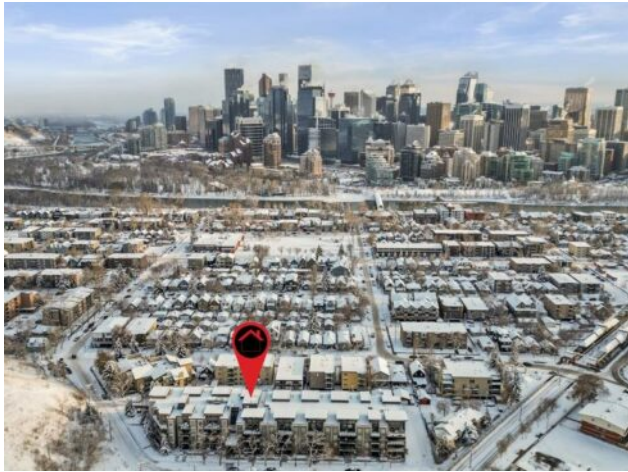


429, 823 5 Avenue NW  
Calgary, Alberta

MLS # A2180617



**\$375,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	597 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** NONE

Welcome to this urban oasis in the heart of Sunnyside! This penthouse end unit combines modern luxury with serene living, just minutes from downtown and the vibrant amenities of Kensington. Upon entering, you will immediately notice the vaulted ceilings with extra windows that fill the space with natural light and create a grand, open atmosphere. The chef’s kitchen is equipped with high-end stainless steel appliances, ample counter space, and plenty of cabinetry, making it perfect for cooking and entertaining. The spacious bedroom includes a walk-through closet leading to a spa-like bathroom complete with a separate tiled shower and soaking tub. Additional conveniences of this fantastic unit include an in-unit storage room, a separate storage space, and a large deck with gas hookup, overlooking a green space. The titled underground parking stall is located close to the elevator, and the building boasts amenities such as a car wash bay, woodworking workshop, bike storage, and underground visitor parking. This quiet retreat offers unparalleled convenience, with easy access to the Sunnyside C-Train station and the bustling shops, cafes, and restaurants of Kensington. Don’t miss the chance to make this exceptional penthouse your home!