

# \$429,000 - 103, 823 5 Avenue Nw, Calgary

MLS® #A2248486

**\$429,000**

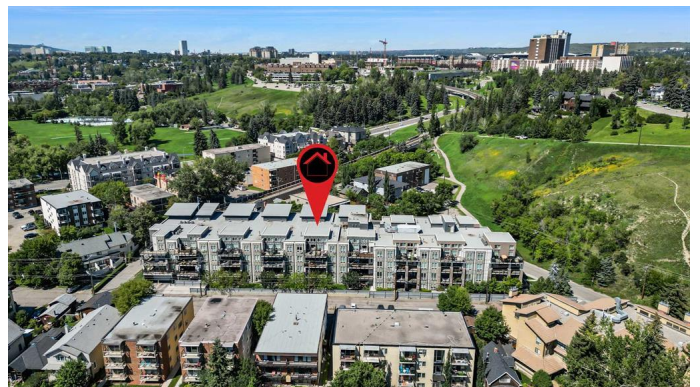
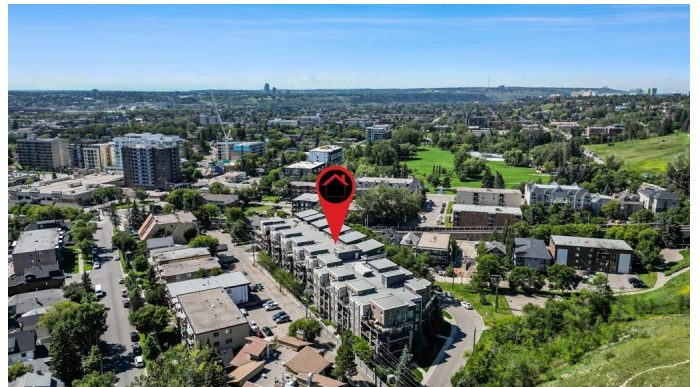
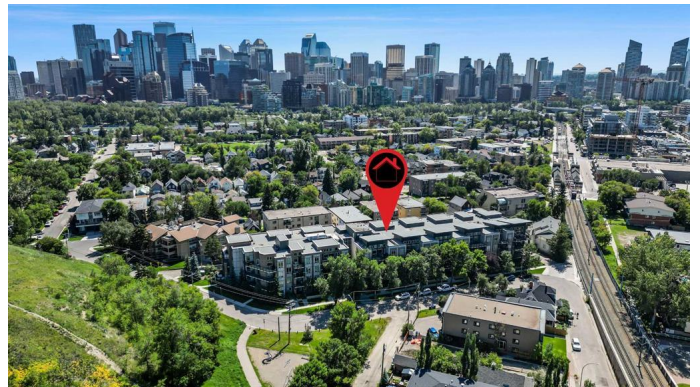
2 Bedroom, 2.00 Bathroom, 729 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to The Ven, perfectly located in a quiet, pet-friendly pocket of vibrant Sunnyside—one of Calgary’s most walkable and desirable inner-city neighbourhoods! Built in 2015 and lovingly maintained by the original owner, this spacious 2-bedroom, 2-bathroom main-floor condo blends modern design with everyday comfort. Inside, enjoy soaring 9’™ ceilings, a bright open layout, and a sleek contemporary kitchen with gas range, stainless steel appliances, quartz countertops, a breakfast bar, slow-close drawers, and rich cabinetry—ideal for both cooking and entertaining. The generous primary bedroom features a tray ceiling, updated fan with lighting, a walk-through closet with a custom-built organizer, and a beautifully appointed ensuite with marble counters and a large tiled glass shower. The versatile den works perfectly as a second bedroom, home office, or creative space, and is paired with a full second bathroom featuring a tub/shower combo and matching marble counters.

The living room opens to your extra-private, oversized patio with a gas BBQ hookup and direct access to a quiet residents-only walkway—perfect for pet owners or anyone who loves easy indoor-outdoor living. Additional perks include in-suite laundry, a titled underground parking stall, storage locker, bike storage, underground wash bay, and a workbench room for ski or snowboard tuning. Just steps from the Sunnyside CTrain station,



off-leash dog park, playground, and Kensingtonâ€™s caf s, shops, and restaurants  this is urban living at its best in a serene, tucked-away location.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS  #         | A2248486          |
| Price          | \$429,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 729               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 103, 823 5 Avenue Nw |
| Subdivision | Sunnyside            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2N 0R5              |

**Amenities**

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

**Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,                                                       |

|              |                                           |
|--------------|-------------------------------------------|
|              | Washer/Dryer, Wall/Window Air Conditioner |
| Heating      | Baseboard                                 |
| Cooling      | None                                      |
| # of Stories | 4                                         |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Brick   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | DC                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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