

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

MLS® #A2248486

\$429,000

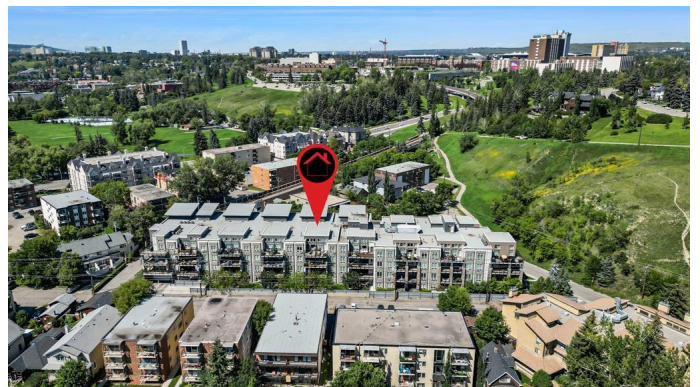
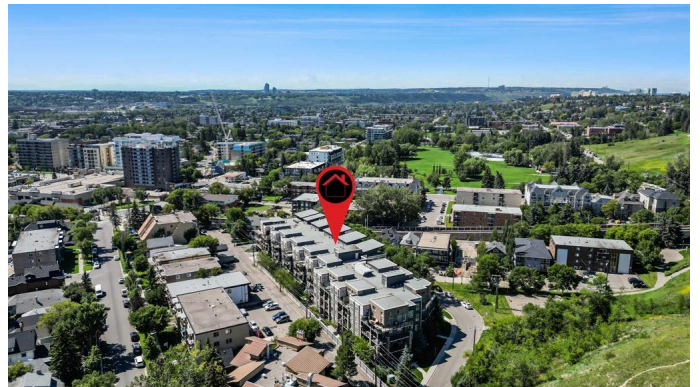
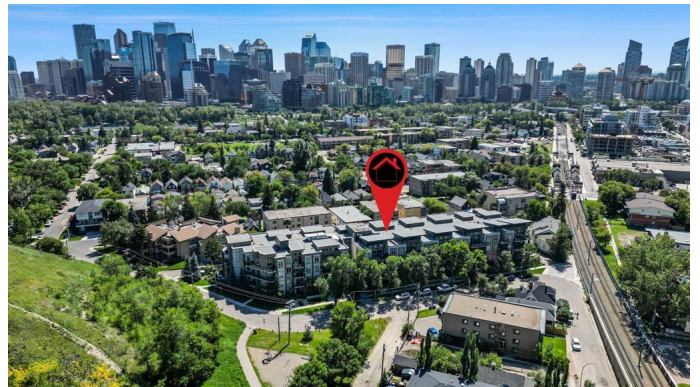
2 Bedroom, 2.00 Bathroom, 729 sqft

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 Kensington’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	8
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.