121 823 5 Avenue NW

Calgary | Active | MLS® A2342832

$309,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2013**	**594.77 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this beautifully appointed main floor unit in Ven of Kensington offering the ease of one level living combined with thoughtful, high end finishes throughout. A large front walk in closet off the foyer provides fantastic additional storage right as you enter. The spacious kitchen is a true highlight, featuring a gas cooktop, built-in oven, microwave hood fan, refrigerator, quartz countertops, and a new dishwasher and garburator, perfect for both everyday cooking and entertaining. The bright living room boasts a large window overlooking your own private terrace, creating a wonderful indoor outdoor connection, while the adjacent dining room offers a comfortable space for meals and gatherings. The generous bedroom includes a convenient walk-through closet leading to a beautifully finished 4 piece ensuite, complete with a soaker tub, walk-in shower, and marble countertops, and is also accessible directly from the living area for added flexibility. In-suite laundry adds everyday convenience. Building amenities include a car wash, workshop, secured storage, and bike storage, rounding out a well equipped and low maintenance lifestyle. Ideally located within walking distance to Riley Park and just steps from everything Kensington has to offer, including its shops, cafes, and restaurants, this home also provides an easy commute to the downtown core. Nearby, you will also find the Sunnyside C-Train station, the Bow River pathway system and downtown cycling routes, and McHugh Bluff. A rare opportunity to enjoy urban convenience, comfort, and character all in one place.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342832
Bedrooms	1
Bathrooms	1
Year Built	2013
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	594.77 sq. ft.
Condo Fee:	$415.93
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2013 (Age: 13)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	1
Plan:	1511755
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Cement Fiber Board, Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate

Cooling:	Window Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Ven of Kensington
Community:	Sunnyside (Calgary)
Amenities:	Bicycle Storage, Car Wash, Storage, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Refrigerator, Washer, Window Coverings
Inclusions:	Window AC, Built in desk/TV unit in living room
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 11'6" × 9'2" ·
Main Floor	Dining Room · 11'1" × 6'4" ·
Main Floor	Kitchen · 16'4" × 9'9" ·
Main Floor	Living Room · 11'1" × 11' ·
Main Floor	Storage · 5'8" × 5'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s), Ceiling Fan(s)

Exterior Features:	None
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/121-823-5-avenue-nw-calgary-a2342832/

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