

# \$475,000 - 315, 823 5 Avenue Nw, Calgary

MLS® #A2213530

**\$475,000**

2 Bedroom, 2.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

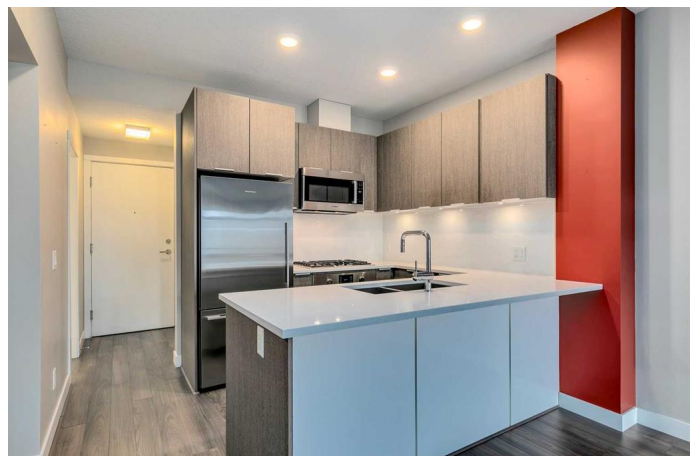
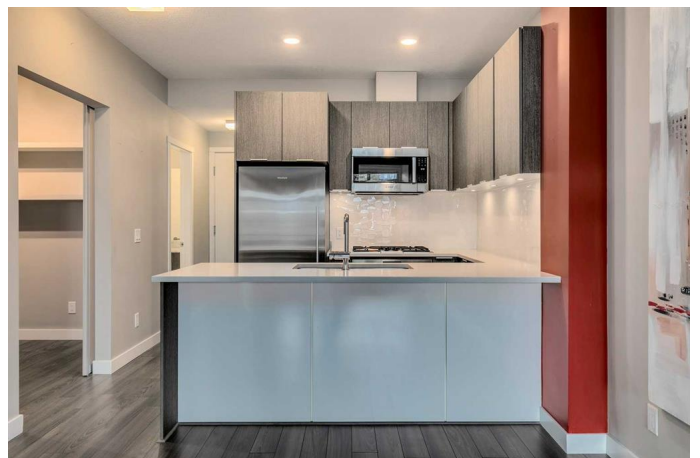
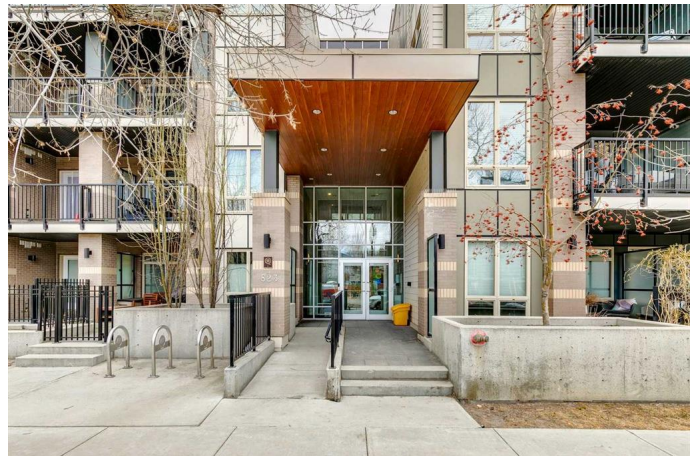
Sunnyside - #315, 823 5 Ave NW: Welcome to the Ven by Bucci in the heart of Sunnyside - one of Calgary's most walkable and vibrant neighbourhoods. This 2 bedroom, 2 bathroom condo is located on the 3rd floor and offers a bright, modern vibe with thoughtful design. The kitchen is modern and functional with a breakfast bar, stainless steel appliances, including a gas range, built-in oven, fridge, and microwave/hood fan. There's even a dedicated dining space - perfect for hosting or just enjoying your morning coffee. The living room opens to a spacious, southeast-facing covered balcony with a gas line for your BBQ. You will find a primary bedroom featuring a walk-through closet and a sleek 3 piece ensuite with a glass shower; a second bedroom and a 4 piece main bathroom. The in-suite laundry, one underground parking stall, and assigned storage complete this unit. The location is ideal, with easy access to everything - shops, cafes, transit, parks, the Bow River pathway, and downtown, which are all just steps away. Move-in ready with quick possession available. Call for more info!

Built in 2015

## Essential Information

MLS® # A2213530

Price \$475,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	739
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	315, 823 5 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0X7

### Amenities

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

### Interior

Interior Features	See Remarks, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Wood Frame

### Additional Information

Date Listed	April 23rd, 2025
-------------	------------------

Days on Market	23
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.