

# \$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

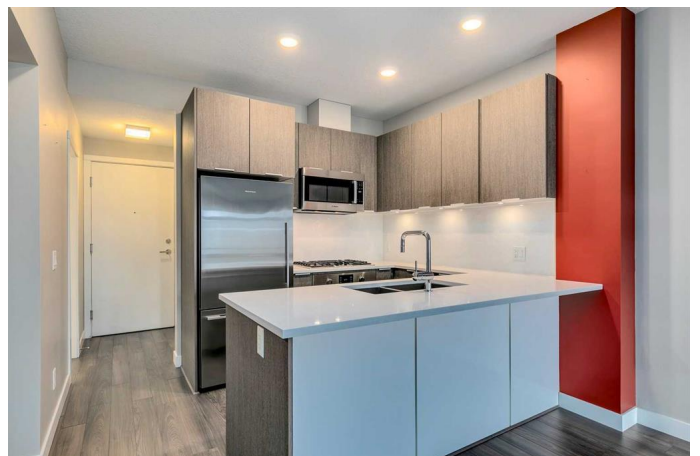
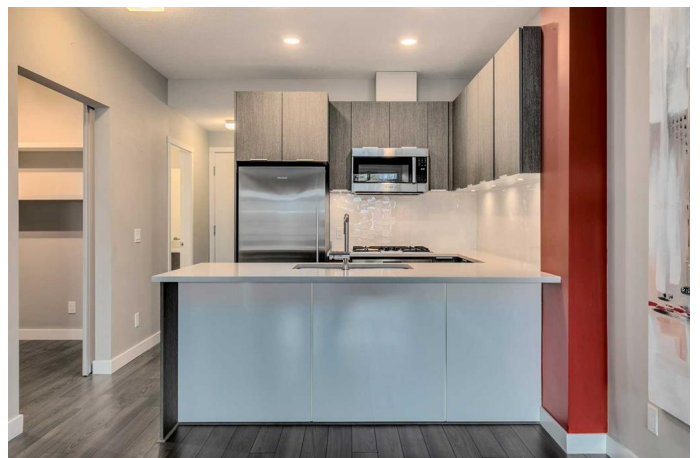
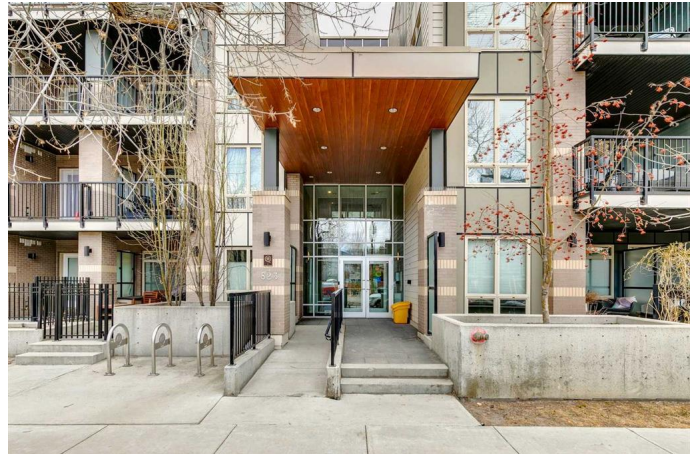
Sunnyside - #315, 823 5 Ave NW: Welcome to the Ven by Bucci in the heart of Sunnyside - one of Calgary's most walkable and vibrant neighbourhoods. This 2 bedroom, 2 bathroom condo is located on the 3rd floor and offers a bright, modern vibe with thoughtful design. The kitchen is modern and functional 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, Secured Parking, Storage, Trash, Visitor Parking, Car Wash, 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 | 7  |
| Zoning         | DC |

**Listing Details**

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

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