



GRASSROOTS
REALTY GROUP

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109, 823 5 Avenue NW
Calgary, Alberta

MLS # A2301090



\$552,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	944 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N/A

Discover urban living in the vibrant Sunnyside neighborhood with this stunning south-facing unit. Upon entering the secured building, you're greeted by an impressive green living wall that creates a welcoming atmosphere. This spacious 2-bedroom + den unit is on the main floor, offering modern features throughout. The kitchen boasts sleek stainless steel appliances, ample counter space, modern cabinetry, quartz countertops, a gas stovetop, and a built-in oven, all set against beautiful laminate flooring. The living room is bright and inviting, with a large window that fills the space with natural light. Near the entrance, a spacious laundry room provides additional storage. The den is perfect for a home office, ideal for remote work. The unit includes a 4-piece bath near the secondary bedroom, and the master bedroom offers a walk-through closet leading to a 3-piece ensuite with a large shower and tiled floors. A tiled tandem parking stall in the heated underground garage is also included. Located within a 5-minute walk to LRT stations, Safeway, and the trendy Kensington area with its cafes and restaurants, this unit provides easy access to the Bow River pathways for walking or biking with beautiful downtown views. SAIT is just two blocks away, and the University of Calgary is a short drive. The building amenities, including a car wash, workshop, storage rooms, and secure bike storage, ensure every need is met. Don't miss this opportunity for luxury, convenience, and a fantastic lifestyle in a highly desirable location. Call for a viewing today!