



GRASSROOTS
REALTY GROUP

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118, 823 5 Avenue NW
Calgary, Alberta

MLS # A2343118



\$525,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 630
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

OPEN HOUSE SUNDAY OCTOBER 4 1:00-3:00pm. Kensington living with a private patio that actually feels like a yard! Welcome to the Ven by Bucci, a main-floor corner unit that gives you the best of both worlds: the walkability of one of Calgary's most loved inner-city neighbourhoods, and a street-level patio with its own gated entrance. Entering directly into your unit without having to use the common space offers ease of access that is a dream for everyone including pet owners (Very pet friendly building with no size or weight restrictions). The oversized SE-facing patio spans nearly 20 feet, with a natural gas hookup for your BBQ, a covered ceiling, and a fenced garden bed along the railing. It's the kind of outdoor space that turns morning coffee and summer evenings into a daily ritual. Inside, the space is thoughtfully laid-out. The kitchen is built for people who cook: a gas cooktop, quartz counters, a double under mount sink, a hexagon tile backsplash, full-height flat-panel cabinetry, and a large peninsula with room for barstools. The kitchen is rounded out by Bosch and Fisher & Paykel stainless appliances. The living and dining areas flow off the kitchen, with plenty of room for a proper dining table and a full sofa setup. The split-bedroom layout suits singles, couples, or a small family. The primary bedroom has a walk-through closet with built-in organizers and drawers, a private 3 piece ensuite with a glass tiled shower, a large countertop, integrated shelving on the mirror, a linen closet, and automated lights as you enter the bathroom. The second bedroom sits across the living area, and a separate den makes a proper home office or library without sacrificing space. The main bath has been finished with a soaker tub, a rainfall shower head, and a hand painted floral accent wall. In-suite laundry comes with a full-size stacked Whirlpool washer and dryer

plus shelving for extra storage. The extras matter here: tiled tandem parking for two vehicles in the heated underground parkade close to the stairs and elevator, an assigned storage locker, secure bike storage, a car wash bay, and a workshop room. The building is well managed, with two elevators and a secured entrance. Step outside and you're minutes from Kensington's cafés, restaurants, and shops, the Sunnyside LRT station, the river pathway system, Riley Park, and downtown. This is a unit for someone who wants to live in the neighbourhood, not just near it!