



**DJ Golden**  
**REAL ESTATE**

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220, 823 5 Avenue NW  
Calgary, Alberta

MLS # A2245837



**\$569,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunnyside                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,087 sq.ft.                       | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                          |            |        |
|-------------|--------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                           | Sewer:     | -      |
| Roof:       | -                                                                        | Condo Fee: | \$ 739 |
| Basement:   | -                                                                        | LLD:       | -      |
| Exterior:   | Brick, Composite Siding, Wood Frame                                      | Zoning:    | DC     |
| Foundation: | -                                                                        | Utilities: | -      |
| Features:   | High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub |            |        |

**Inclusions:** None

Stylish 2-Bedroom + Den Corner Unit in Sought-After Sunnyside. Welcome to VEN in Kensington &mdash; an upscale building tucked away on a quiet street, just steps from downtown, the LRT, and the heart of Kensington. This bright and modern 2-bedroom + den condo features floor-to-ceiling windows, 9-foot ceilings, and a huge private deck &mdash; perfect for relaxing or entertaining. Inside, you'll love the gourmet kitchen complete with quartz countertops, a gas range, Fisher & Paykel stainless steel appliances, wine fridge, and ample cabinetry. The open-concept layout flows seamlessly into the living and dining areas, creating an airy and inviting space. The primary suite boasts a walk-through closet and a luxurious ensuite with a soaker tub, glass shower, granite vanity, and tile flooring. A spacious second bedroom, additional full bath, and versatile den/office round out the floor plan. Extras include: central A/C, hardwood floors, two underground parking stalls (tandem), car wash bay, separate storage locker, and bike storage. Live steps from trendy cafes, shops, pubs, grocery stores, and the river pathways &mdash; all in one of Calgary's most desirable inner-city neighborhoods. Quick possession available &mdash; move in and start living the Kensington lifestyle!