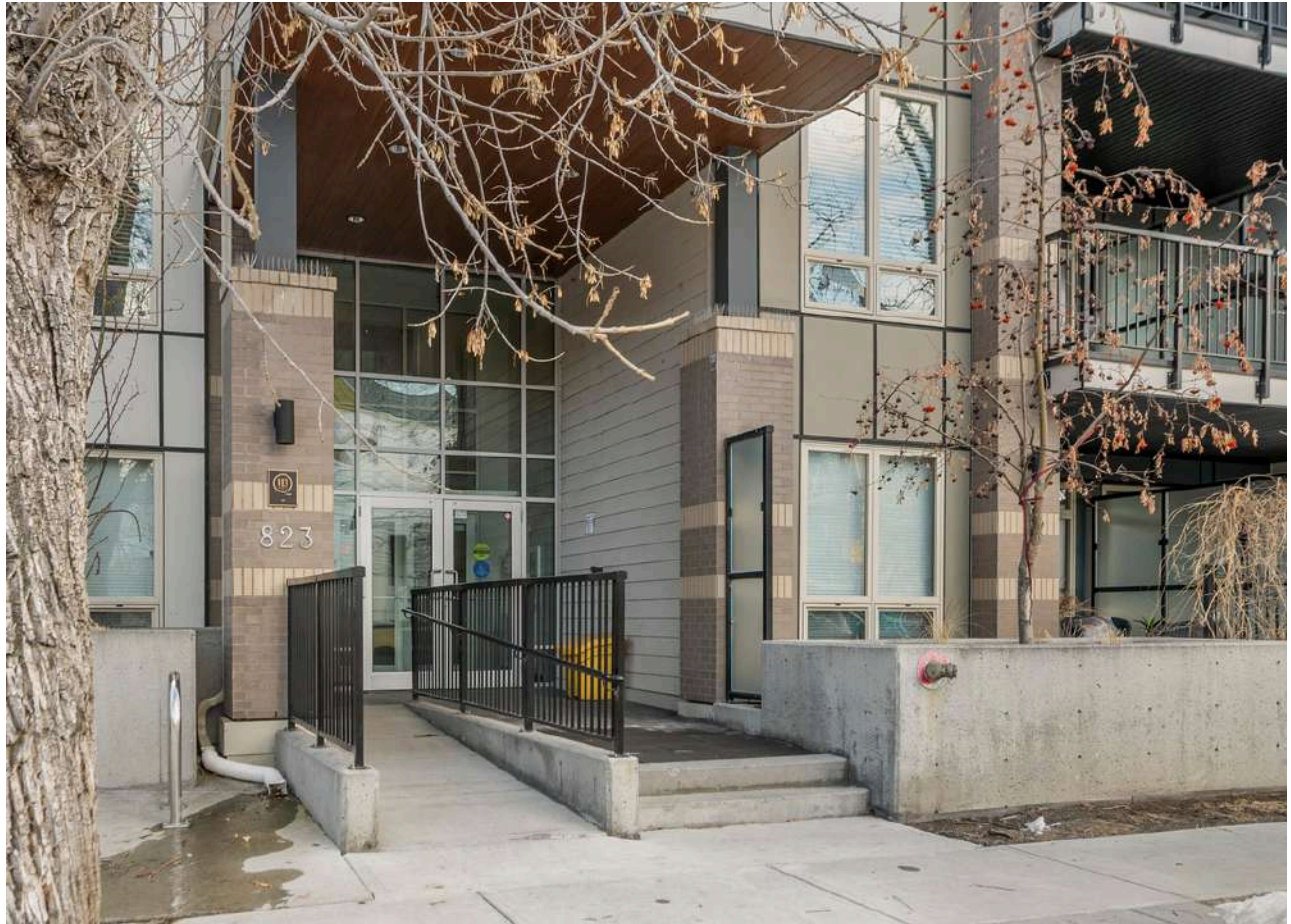


Sunnyside

407 - 823
5 AVENUE NW



Ryan Assen

403-828-7776

ryanassen@themckelviigroup.com

themckelviigroup.com



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407 - 823 5 AVENUE NW

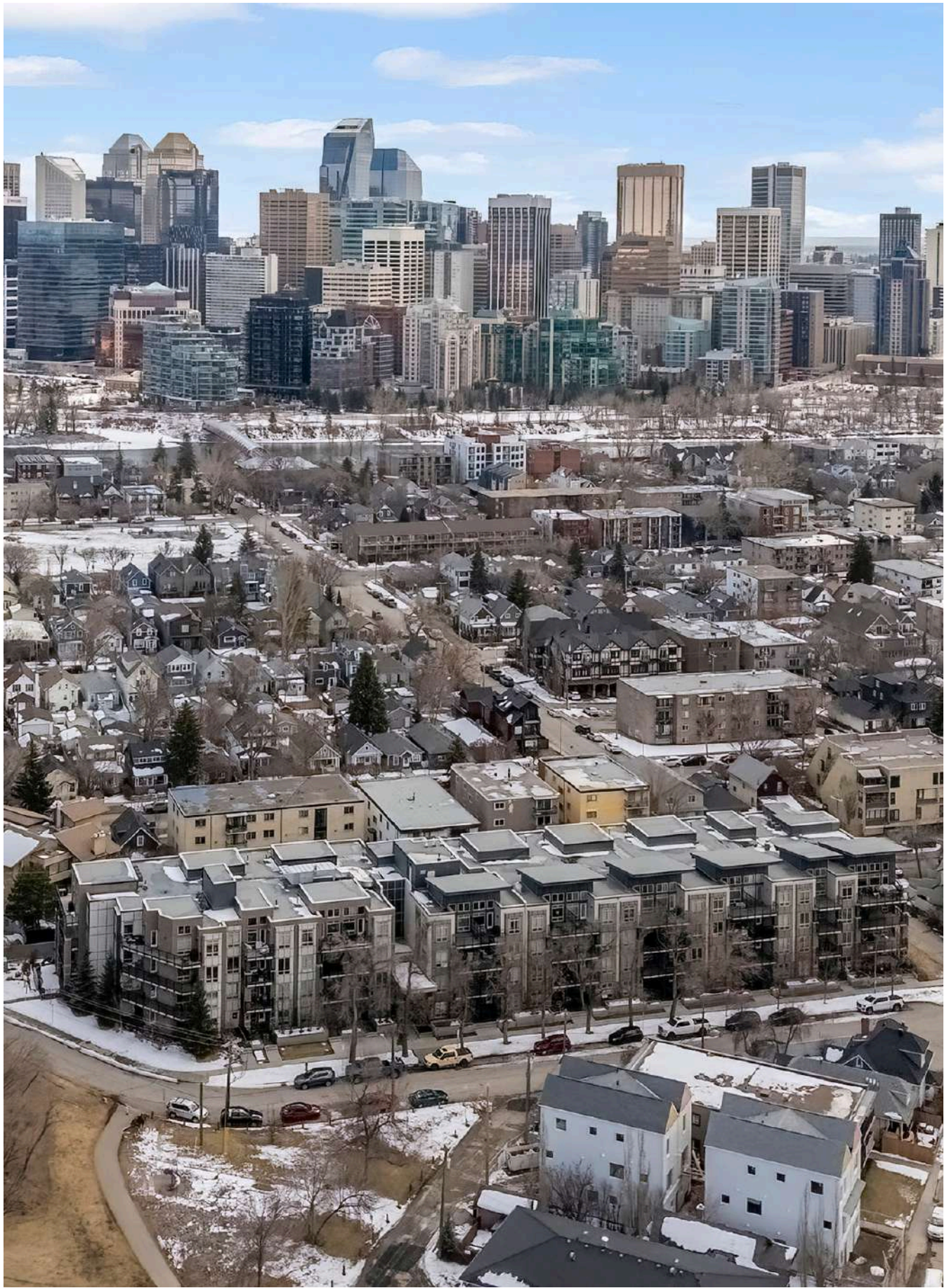
There's a version of city living that gets talked about a lot — and then there's the version you actually get to live. This is the latter. Perched on the top floor of The Ven with views of Calgary's downtown skyline, this one-bedroom penthouse sits in the heart of Sunnyside, steps from Kensington and one of Calgary's most walkable communities. Fourteen-foot vaulted ceilings, massive windows that fill the space with light, and a south-facing balcony so generous it becomes a room of its own. Inside, the open-concept living and dining area feels genuinely spacious, those soaring ceilings and oversized windows do a lot of the heavy lifting, making the space feel bright and open on a quiet weeknight and easy to have people over on the weekend. The kitchen is well set up for someone who enjoys cooking, quartz countertops, stainless steel appliances, and a gas cooktop that gives you real control. In-suite laundry means one less errand on the to-do list, and additional in-suite storage means everything has a place without giving anything up. The primary bedroom is bright and naturally lit, connecting to a four-piece ensuite through a walk-through closet, a standup shower and soaker tub that make winding down at the end of the day genuinely easy. Then there's that balcony. South-facing, loaded with sun across all four seasons, with a gas hookup ready for the BBQ and enough room to actually use it — for morning coffee with the skyline in front of you, a summer dinner that stretches into the evening, or a quiet afternoon with a book and more sun than you expected in October. The location does what only a handful of Calgary neighbourhoods can. The Sunnyside LRT is steps away, putting downtown within a seamless commute and SAIT just up the hill, the kind of access that quietly shapes how you spend your time. Puccinella, Hayden Block, and Kensington Pub are down the street for evenings out, Kensington Wine Bar when the occasion calls for it, and High Ground Cafe or Agudo Coffee Roasters for the mornings that deserve a proper start. The Bow River pathways, Prince's Island Park, and everything the inner city offers are all within easy reach, close enough to be part of your regular week, not just a weekend plan. The building takes care of the rest — pet-friendly with board approval, visitor parking, a car wash, bicycle storage, an assigned storage locker underground, and a small workshop tucked in for the projects that need a bit more room to breathe. This is the kind of home and the kind of address that makes the decision easy, and makes you feel good about it long after you've settled in.

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823 5 Avenue NW # 407 Calgary, AB T2N 0R5

Residential

Active

[A2298232](#)

Banner:

Fourteen-foot ceilings, downtown skyline, and a south-facing balcony that changes everything.

DOM: 0

LP: \$375,000.00

OP: \$375,000.00

PD:



Class:	Apartment	City:	Calgary
County:	Calgary	Subdivision:	Sunnyside
Type:	Low Rise (2-4 stories)	Ttl Beds:	1
Levels:	Single Level Unit	F/H Bth:	1/0
Year Built:	2015	RMS SQFT:	600.15
LINC#:	0036711984	LP/SF:	\$624.84
Arch Style:	Apartment-Penthouse	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	30 Days / Neg	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	Condo: Yes
Legal Desc:	1511755;93		
Legal Pln:	1511755	Blk:	
Zoning:	DC	Tax Amt/Yr:	\$2,391.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	NW
Restrict:	Pet Restrictions or Board approval Required, Pets Allowed, Utility Right Of Way		

Recent Change: **04/16/2026 : NEW**

Public Remarks: There's a version of city living that gets talked about a lot — and then there's the version you actually get to live. This is the latter. Perched on the top floor of The Ven with views of Calgary's downtown skyline, this one-bedroom penthouse sits in the heart of Sunnyside, steps from Kensington and one of Calgary's most walkable communities. Fourteen-foot vaulted ceilings, massive windows that fill the space with light, and a south-facing balcony so generous it becomes a room of its own. Inside, the open-concept living and dining area feels genuinely spacious, those soaring ceilings and oversized windows do a lot of the heavy lifting, making the space feel bright and open on a quiet weeknight and easy to have people over on the weekend. The kitchen is well set up for someone who enjoys cooking, quartz countertops, stainless steel appliances, and a gas cooktop that gives you real control. In-suite laundry means one less errand on the to-do list, and additional in-suite storage means everything has a place without giving anything up. The primary bedroom is bright and naturally lit, connecting to a four-piece ensuite through a walk-through closet, a standup shower and soaker tub that make winding down at the end of the day genuinely easy. Then there's that balcony. South-facing, loaded with sun across all four seasons, with a gas hookup ready for the BBQ and enough room to actually use it — for morning coffee with the skyline in front of you, a summer dinner that stretches into the evening, or a quiet afternoon with a book and more sun than you expected in October. The location does what only a handful of Calgary neighbourhoods can. The Sunnyside LRT is steps away, putting downtown within a seamless commute and SAIT just up the hill, the kind of access that quietly shapes how you spend your time. Puccinella, Hayden Block, and Kensington Pub are down the street for evenings out, Kensington Wine Bar when the occasion calls for it, and High Ground Cafe or Agudo Coffee Roasters for the mornings that deserve a proper start. The Bow River pathways, Prince's Island Park, and everything the inner city offers are all within easy reach, close enough to be part of your regular week, not just a weekend plan. The building takes care of the rest — pet-friendly with board approval, visitor parking, a car wash, bicycle storage, an assigned storage locker underground, and a small workshop tucked in for the projects that need a bit more room to breathe. This is the kind of home and the kind of address that makes the decision easy, and makes you feel good about it long after you've settled in.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	600.15	Mtr2	6,460.01	SqFt	
Baths:	0	0	0	1	0	0	Bed Abv:	1	Total AG:	55.76	Mtr2	600.15	SqFt
EnSt Bth:	0	0	0	0	0	0	Rms Abv:	4					

Property Information

Basement:		Laundry Ft:	In Unit, See Remarks
Heating:	Baseboard, Natural Gas	Cooling:	None
Construction:	Brick, Composite Siding, Wood Frame	Fireplaces:	0
Foundation:		Flooring:	Concrete
Exterior Feat:	Balcony, BBQ gas line, Playground	Fencing:	
Roof Type:		Patio/Porch:	Balcony(s), See Remarks
Reports:	Floor Plans, RMS Supplements, Title		
Parking:	Enclosed, Garage Door Opener, Heated Garage, Off Street, Secured, See Remarks, Titled, Underground, Workshop in Garage		
	Total: 1		
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub, Storage		
Comm Feature:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Goods Include:	N/A		
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		

Condo Information

Condo Name:	Ven of Kensington	Condo Fee:	\$415.93/Monthly
Condo Type:	Conventional Condo	HOA:	
Mgmt Co/Ph:	Karen King & Associates/403-614-6873	Post Tension:	No
		Floor #:	4

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Condo Information

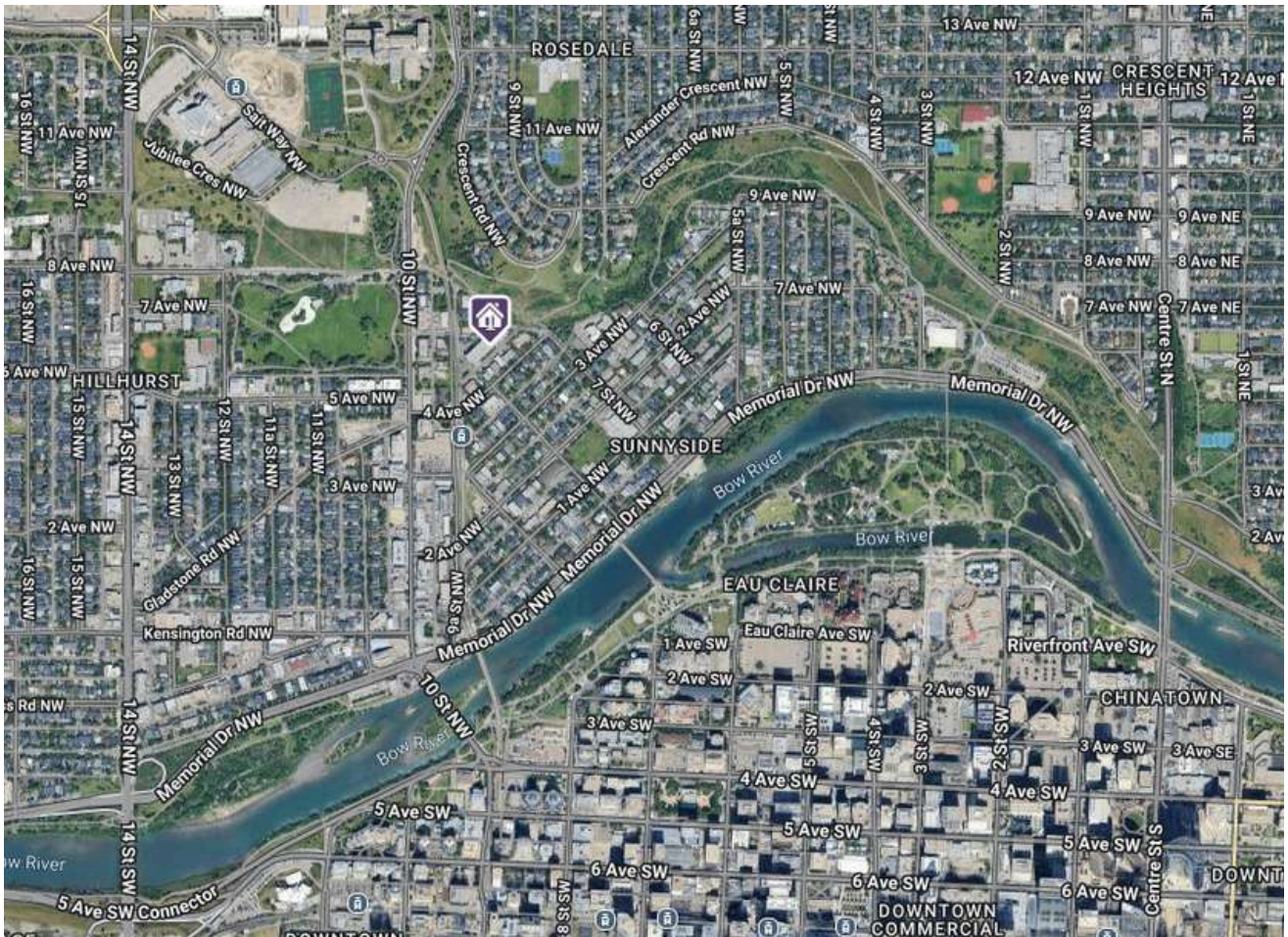
Prk Plan Type:	Titled	Prk Stall #:	17	# Elevators:	2	
Legal Desc:	1511755/93	Storage Type:	Assigned, Separate from Unit	Total Floors:	4	
Legal Park:	1511755/132	Locker #:	68	Common Walls:	2+ Common Walls, No One Above	
Legal Stor:		Registrd Size:		Unit Exposure:	SE	
# of Units:				Unit Factor:	71	
Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash				Prk Unit Factor:	1
Reg Size Incl:				Floor Location:	Top	
Assoc Amen:	Bicycle Storage, Car Wash, Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop					
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes					

Printed Date: 04/16/2026 9:53:57 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	10' 6" x 16' 5"	Dining Room	Main	6' 11" x 11' 2"
Living Room	Main	9' 10" x 11' 2"	Bedroom	Main	11' 6" x 9' 2"
4pc Bathroom	Main	8' 5" x 7' 7"	Storage	Main	5' 8" x 5' 4"
		3.20M x 5.00M			2.11M x 3.40M
		3.00M x 3.40M			3.51M x 2.79M
		2.57M x 2.31M			1.73M x 1.62M



THE FLOOR PLAN

MAIN FLOOR:

INTERIOR AREA: 600.15 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

4pc Bath: 7'7" x 8'5"

Bedroom: 9'2" x 11'6"

Dining: 11'2" x 6'11"

Kitchen: 16'5" x 10'6"

Living: 11'2" x 9'10"

Storage: 5'4" x 5'8"

Main Building

MAIN FLOOR

Interior Area: 600.15 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 600.15 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 600.15 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

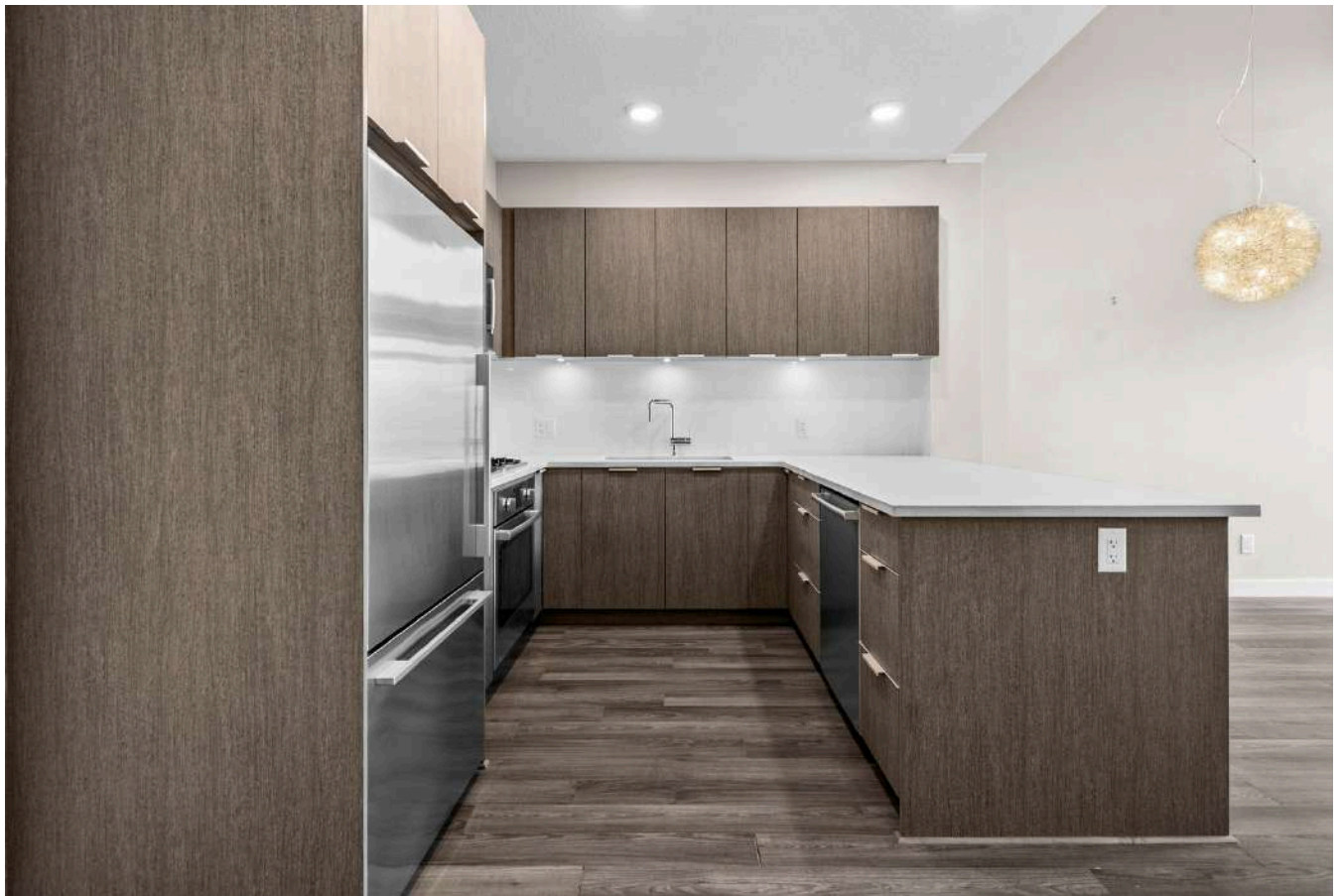
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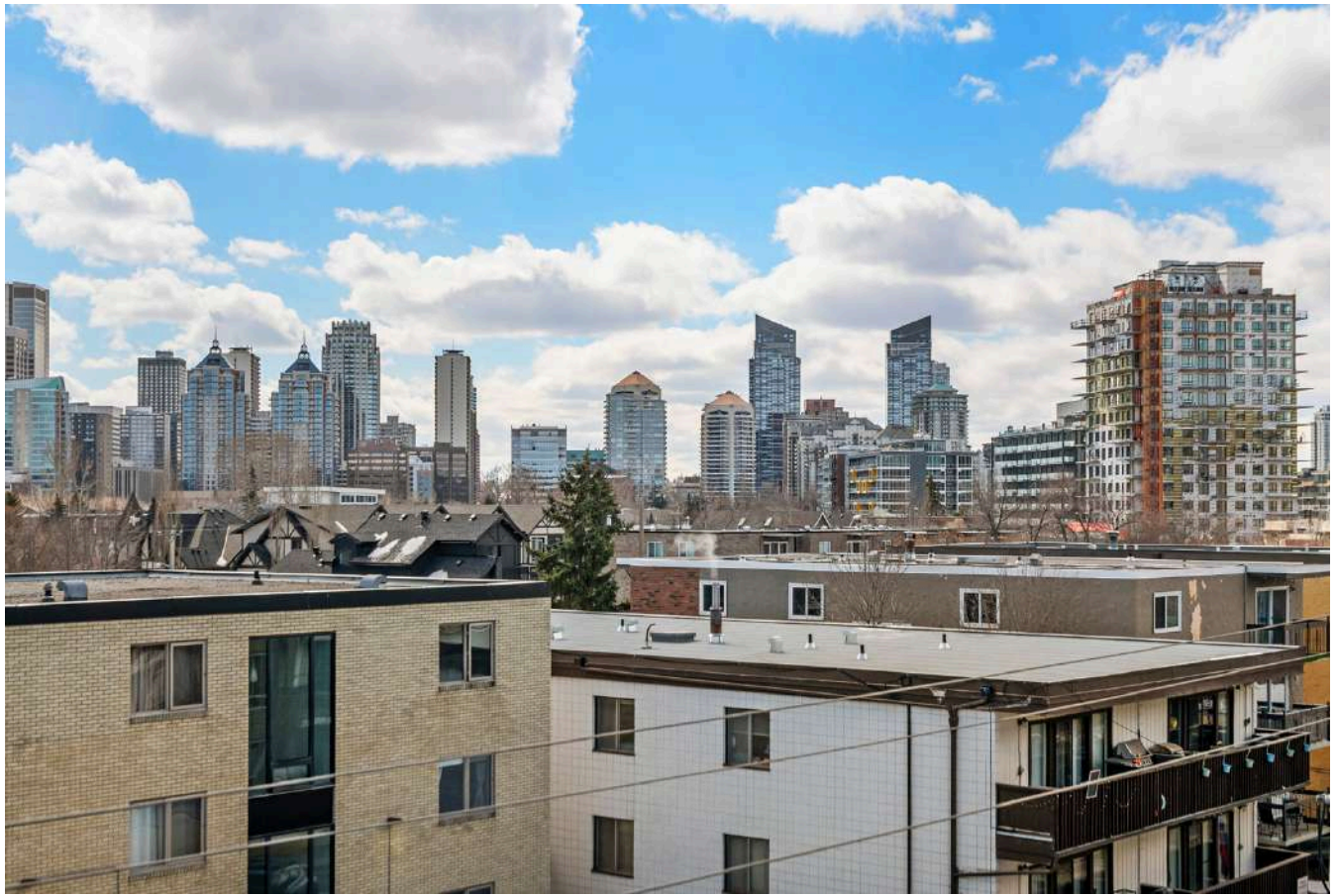


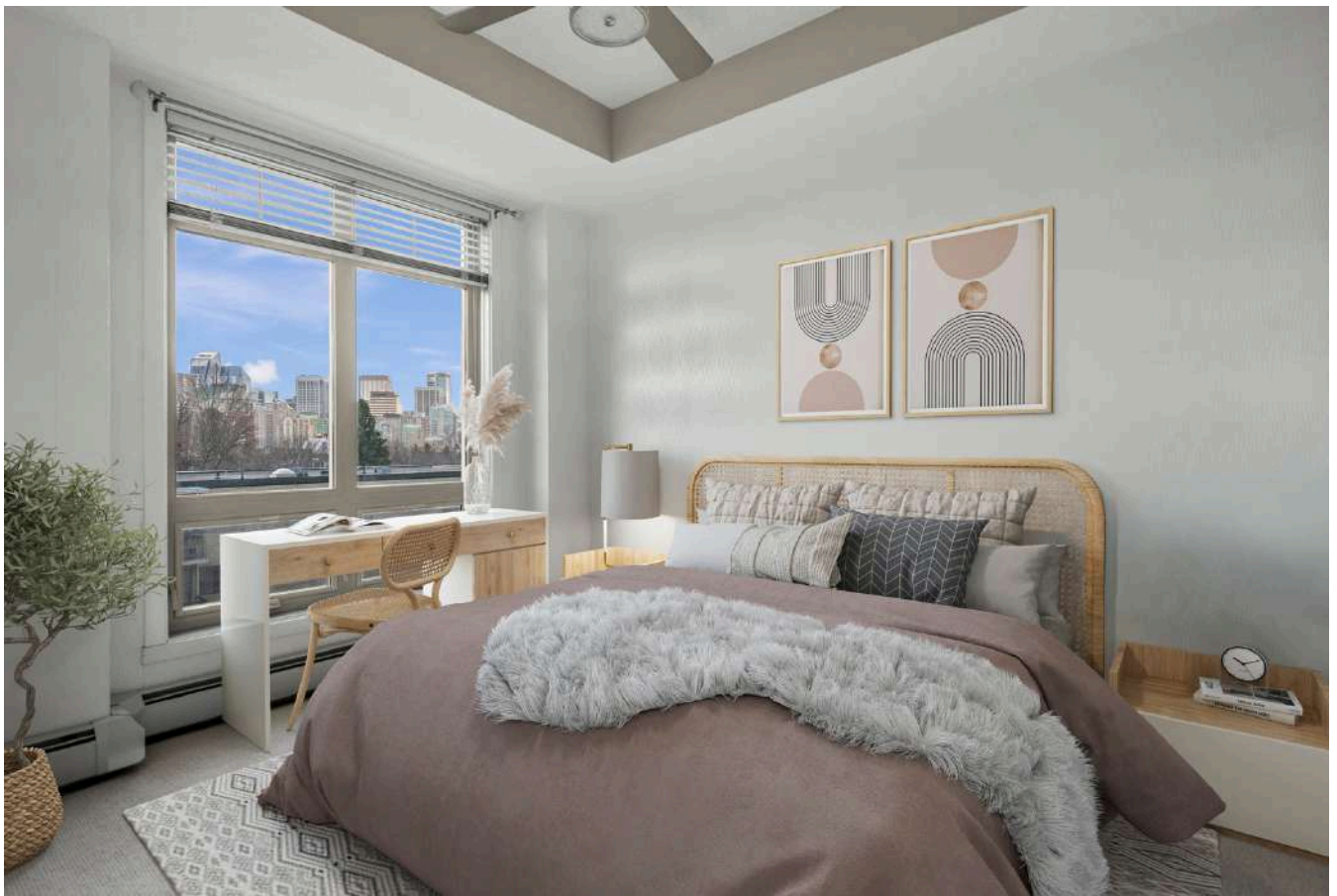


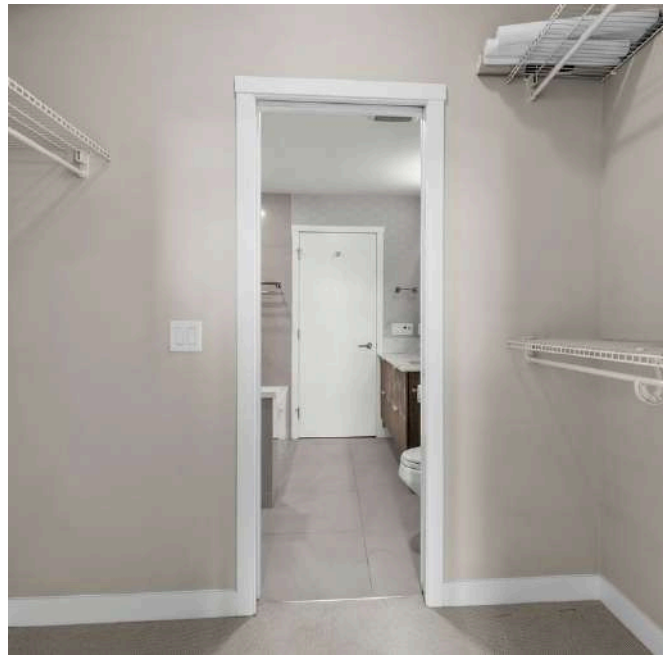




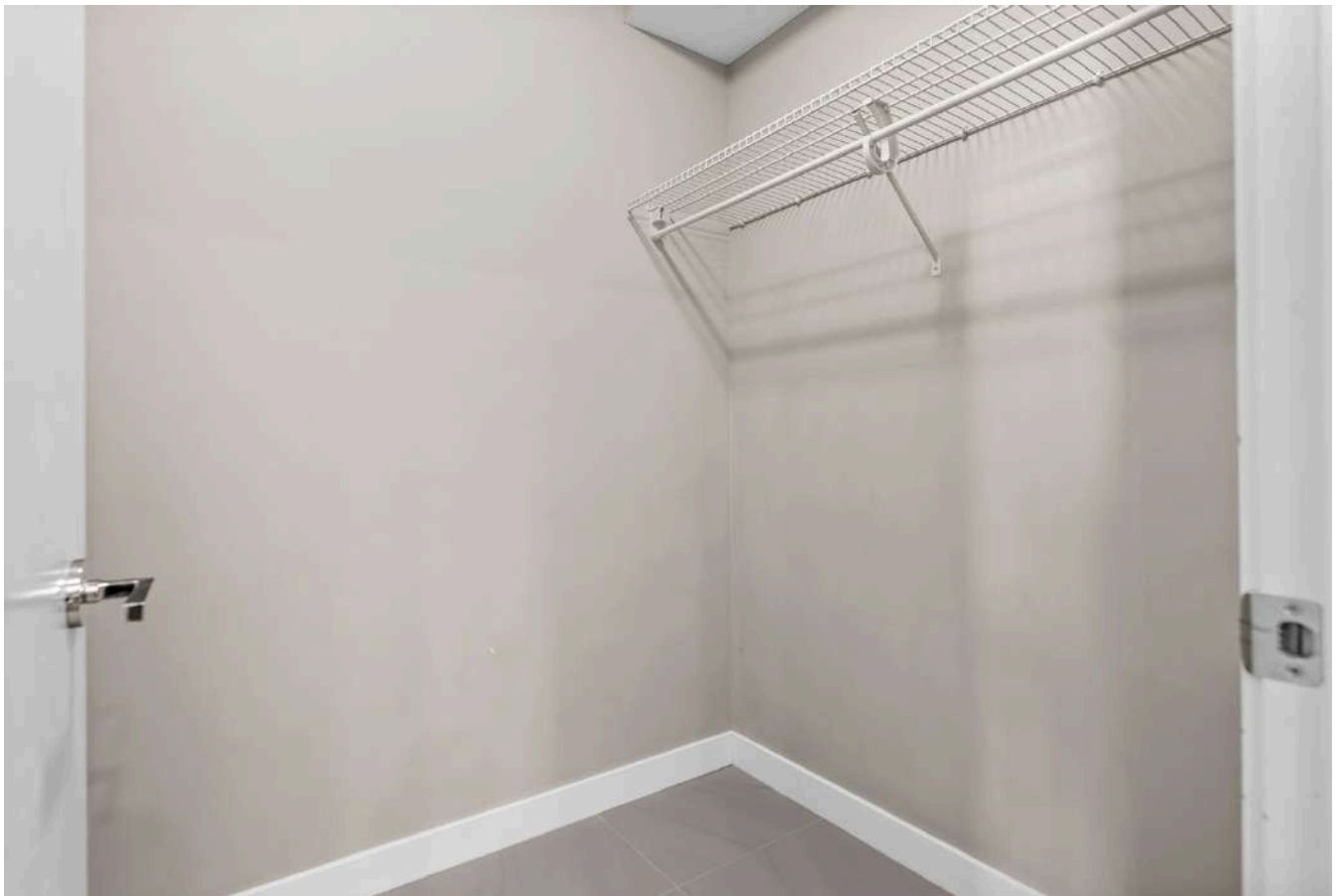








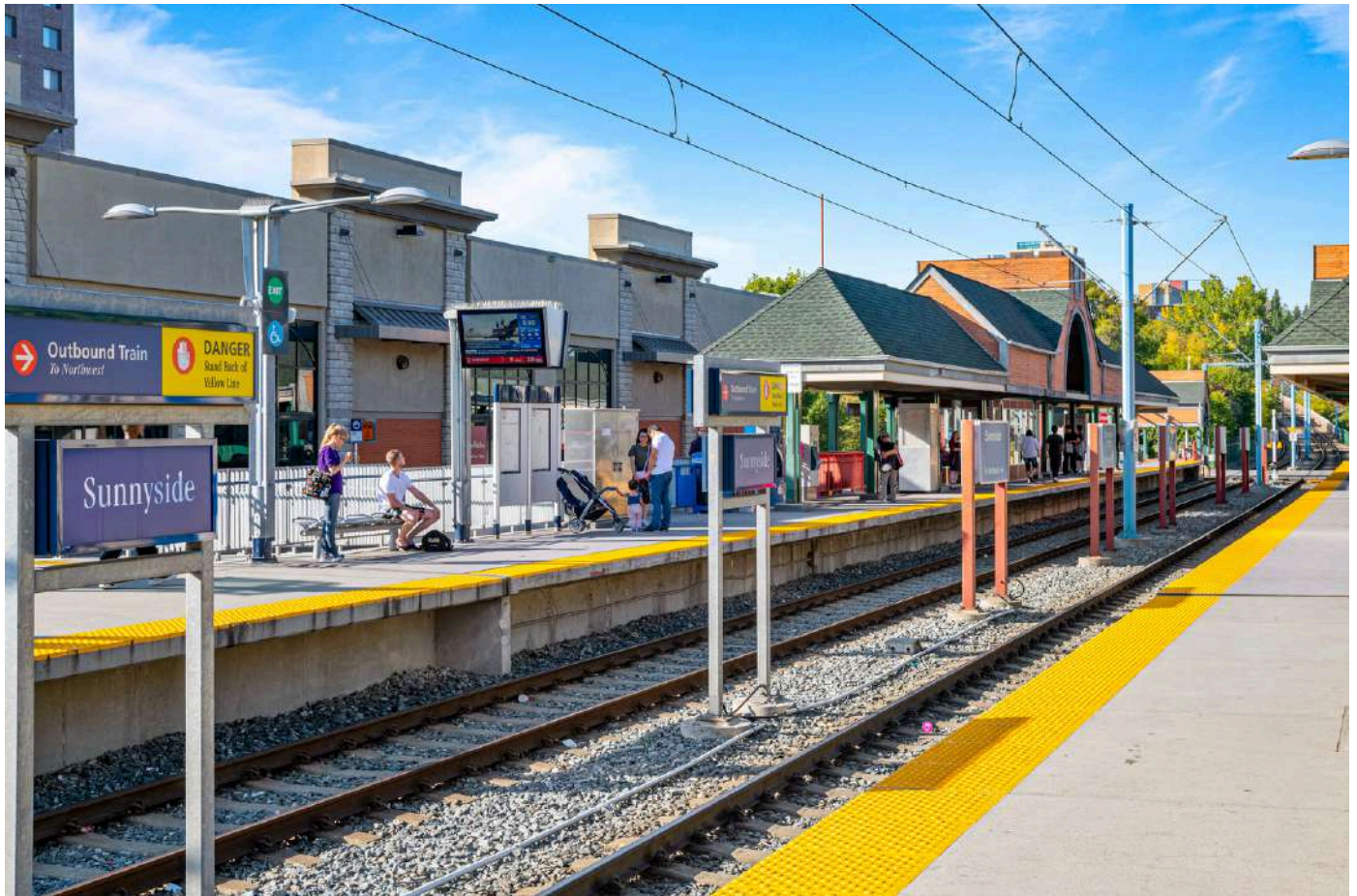
















WELCOME TO

HILLHURST SUNNYSIDE & KENSINGTON



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THE COMMUNITY

WELCOME TO HILLHURST/SUNNYSIDE & KENSINGTON

The communities of Hillhurst and the neighbouring Sunnyside together form the Hillhurst-Sunnyside Community Association. The popular Kensington Business Revitalization Zone (BRZ) adjoins the Hillhurst community. It is an active family-friendly commercial area, abundant with amenities, immediately north of downtown and the Bow River, and is easily reached by most of the city's major access routes.



COMMUNITY DESCRIPTION

The neighbourhoods of Hillhurst and Sunnyside are located in Calgary's inner city, northwest of and across from the Bow River. Established in the early 1900s, Hillhurst and Sunnyside are one of the older communities in Calgary. An important event in the community's history was the construction of the Mewata Bridge over the Bow River in 1954. This turned 14th Street into a major link to downtown and initiated commercial redevelopment of the housing in the area. These areas, and the nearby business district of Kensington, have since been enhanced through the efforts of the Business Revitalization Zone Association. They, along with the annual Farmer's Market, offer a number of diverse commercial opportunities for residents. There are also recreational areas nearby, at both Hillhurst Athletic Park and Riley Park. The community is also located on the C-train line. There are both public and separate schools in the area. The Hillhurst/Sunnyside community association is active in providing programming for its residents. For the area children, the community association offers a year round daycare, for youth a free "Cooking Up a Storm" class, and for seniors a community outreach program that offers them assistance with their yardwork and lawn. Other programs, such as the collective kitchen, are also popular. Sports are another important aspect of the community. The soccer pitches, ball diamonds and tennis courts in Hillhurst Athletic Park are well used by local children. In the winter, indoor soccer in the community association gym is well attended. The Bow Valley Lawn Bowling Club, which has been established in the community for decades, attracts adults of all ages.

Calgary Communities link:

<https://calgarycommunities.com/communities/hillhurst-sunnyside-community-association/>

THE COMMUNITY

TRANSIT

The Calgary C-Train (above ground light-rail transit system) runs through the Kensington area via Sunnyside Station. The station is located along 9A Street, between 3rd and 4th Avenue N.W. Kensington is a lively area with many independent shops, restaurants and pubs.

Public Transit: <http://www.calgarytransit.com/schedules-maps>

THE HILLHURST/SUNNYSIDE COMMUNITY ASSOCIATION

The Hillhurst Sunnyside Community Association (HSCA) serves the communities of Hillhurst, Upper Hillhurst, Westmount and Sunnyside in Calgary, Alberta, Canada. The community boundaries of Hillhurst include 8th Avenue N and 16th Avenue N to the north, 10th Street W to the east, the Bow River to the south and both 14th Street W and 18th Street W to the west. The Sunnyside boundaries consist of Centre Street on the east and by 10th Street NW on the west. On the north, Sunnyside is bounded by McHugh Bluff Park and on the south by the Bow River. Our primary service areas are Seniors services, Outreach services and Child Care, making us a full-service community centre. We also hold weekly Farmers' Markets and Flea Markets, offer multiple recreation programs and our centre is available for event rentals.

1320 5 Ave NW, Calgary, AB T2N 0S2

140-328-30554

COMMUNITY ASSOCIATION LINK:

<https://www.hasca.ca/>

FACEBOOK LINK: <https://www.facebook.com/hillhurstsunnyside>

INSTAGRAM LINK: https://www.instagram.com/hillhurst_sunnyside/



THE COMMUNITY

WHAT A GREAT COMMUNITY ASSOCIATION

This community is a great place to live and offers an amazing community association.

GYM RENTALS:

Basketball, badminton, pickle ball floor & ball hockey.

HEARTH ROOM RENTALS:

The Hearth Room is a semi-private rental space at the centre of the HSCA facility and is our most popular venue. This hall takes its name from the large fireplace that defines the room.

POOL RENTALS:

Rentals include lifeguard supervision, use of both pools, all pool toys and our BBQ!

PROGRAMS:

Recreation programs that include soccer, swimming, art classes, tennis, badminton, yoga and more! The programs also include daycare, out-of-school care, community food programs, community connections, senior programs, a flea market and an antique market and more!



THE COMMUNITY

RILEY PARK

Riley Park is a beautiful destination park in northwest Calgary within walking distance from the Kensington shopping district. The park contains a cricket pitch, wading pool, green spaces, playground, Picnic tables, water fountains, Concession and the Senator Patrick Burns Memorial Rock Garden.

800 12 St NW, Calgary, AB T2N 0S2
<https://www.calgary.ca/csps/parks/locations/nw-parks/riley-park.html>



LIBRARIES

Louise Riley Library - 1904 14 Ave NW, Calgary - 403-260-2600

Reg Erhardt Library at SAIT - Stan Grad Centre, SAIT, 1301 16 Ave NW

Little Free Library - Located in Rosedale & more. Find out more: <https://littlefreelibrary.org/>



THE COMMUNITY

HILLHURST SUNNYSIDE PARK

5th Avenue & 12 Street NW

This great little park is on the Community Association site and offers a large open playing field, baseball diamond, tennis courts, playground and more! This location also offers The farmer's Market (seasonal).



ROSEDALE PARK & OFF LEASH DOG PARK

1103 10 St NW, Calgary, AB T2N 1W4

This park starts on 10 Street NW and offers natural spaces & pathways to explore that go all the way to Center Street.



MCHUGH BLUFF & DOG PARK

Crescent Rd NW & Centre Street N, Calgary, AB T2N 1E2

Hillside green space featuring skyline views, plus walking paths & stairs to an observation deck. The off-leash dog park is located at 797 3 St NW, Calgary, AB T2N 1P1.



POPPY PLAZA & MEMORIAL GARDENS

Memorial drive NW (Between 14 Street & 10 Street)

PRINCE'S ISLAND PARK

698 Eau Claire Ave SW, Calgary, AB

Urban park built on the site of a former sawmill, with picnic areas, trails & regular major events.



GROCERY STORES

Safeway Kensington Calgary - 410 10 St NW

Sunnyside Natural Market - 338 10 St NW Unit 10

Sunterra Market & Café, Kensington Road - 2536

Kensington Rd NW

WholeLifeGo - 340 14 St NW

Safeway North Hill Centre - 1632 14 Ave NW #1846

Co-op Midtown - 1130 11 Ave SW



THE COMMUNITY

CONVENIENT LOCAL STORES

You can't get closer than this with shops, restaurants & services along 14th Street and right in your building!

14th STREET - On this street, you can find Chicken on the way, a gas station, convenience store, liquor store, ski shop, barber, and a variety of restaurants and services.



KENSINGTON

With over 250 businesses, Kensington is one of Calgary's most vibrant communities. Whether you want to bike along the river, stroll the neighbourhood while sipping some of Calgary's finest coffee or spend the night listening to live music - Kensington has it all! Considered Calgary's Urban Village, Kensington offers a unique, inner-city experience. Located just off the Sunnyside LRT Station and walking distance from downtown, it's possible to spend an entire day exploring the shops and restaurants.

<http://kensingtonyc.com/>



NORTH HILL SHOPPING CENTER

1632 14 Ave NW

<https://northhillcentre.com/>

This great indoor mall offers a variety of shops, restaurants and services including a food court, banks, EB Games, Dollarama, a liquor store, grocery store, Marks, Pet store, cell phone stores, Shoppers Drug Mart, coffee shop, Winners and so much more! Restaurants include: Boston Pizza, Edo, A&W, Opa, Subway, Tim Hortons and more!



THE COMMUNITY

HOSPITALS

Foothills Medical Centre

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110
(Switchboard)

Alberta Children`s Hospital

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

Peter Lougheed Centre

3500 26 Avenue NE
403.943.4555

WALK-IN CLINICS

West Hillhurst Health Clinic

2128 Kensington Rd NW
Phone: 403-270-8939

Crescent Heights Health Clinic

233 16 Ave NW Unit 107
Phone: 403-230-3866

Riley Park Primary Care Centre

1402 8 Ave NW
403-284-3272

CHIROPRACTOR

Healthquest Chiropractic & Natural Medicine Ltd

1228 Kensington Rd NW
403-270-0604

THERAPY

Ultimate Esthetic & Massage Therapy

310 14 St NW
403-270-7377

Epic Massage

111 14 St NW
403-455-6608

DENTISTS

Riverside Dental Clinic

207 19 St NW
403-282-7272

Dr. Zhu's Dental Clinic

609 14 St NW #168
403-283-3480

VETS

Parkdale Veterinary Clinic (Kensington Memorial Veterinary Clinic)

2604 Kensington Rd NW
403-283-0305

Westmount Animal Clinic

1609 Kensington Rd NW
403-283-3354



FIRE DEPARTMENT

CALL 911 for all emergencies.

Calgary Fire Department Station 8

1720 45 St SW



POLICE

Calgary Police Service District 2 - Rosscarrock

4506 17 Ave SW
403-428-6200

SCHOOLS

PUBLIC

Sunnyside School (K-6)
211 7 St NW Calgary
403-777-6390
<http://school.cbe.ab.ca/school/sunnyside>

Rosedale School (K-9)
905 13 Ave NW Calgary
403-777-7530
<http://school.cbe.ab.ca/school/Rosedale/>

Hillhurst School (K-6)
1418 7 Ave NW Calgary
403-777-6360
<http://school.cbe.ab.ca/school/Hillhurst>

Georges P. Vanier School (6-9)
509 32 Ave NE Calgary
403-777-7460
<http://school.cbe.ab.ca/school/GPVanier/>

Queen Elizabeth High School (7-12)
512 18 St NW Calgary
403-777-6380
<http://school.cbe.ab.ca/school/queenelizabethhs/>

Crescent Heights High School (10-12)
1019 1 St NW Calgary
403-276-5521
<http://school.cbe.ab.ca/school/CrescentHeights/>

CATHOLIC

St. Joseph School (K-9) Catholic
2512 - 5 Street NW
403-500-2009
<https://stjoseph.cssd.ab.ca/>

St. Francis High School (10-12) Catholic
877 Northmount Drive NW
403-500-2026
<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

FRENCH IMMERSION

King George School
(French Immersion) K-5
2108 10 St NW Calgary . 403-777-6210
<http://school.cbe.ab.ca/school/KingGeorge>

Georges P. Vanier School
(French Immersion) 7-9
509 32 Ave NE . 403-777-7460
<http://school.cbe.ab.ca/school/GPVanier/>

William Aberhart (French Immersion) 10-12
3009 Morley Trail NW . 403-289-2551
<http://schools.cbe.ab.ca/b829/aberhart/index.htm>

St. Pius X (French Immersion) K - 6
2312 - 18 Street NW . 403-500-2015
<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>

Madeleine d'Houet (French Immersion) 7-9
108-22 Ave NW . 403-500-2008
<https://www.cssd.ab.ca/schools/madeleinedhouet/Pages/default.aspx>

