## \$399,900 - 28, 5315 53 Avenue Nw, Calgary

MLS® #A2202558

## \$399,900

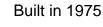
3 Bedroom, 2.00 Bathroom, 956 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

Location truly is key, and this townhome seems to have it all! The southwest-facing patio, quiet cul-de-sac, and proximity to amenities like the Dalhousie LRT, Varsity Ravine Park, and U of C make this townhome highly desirable. Currently this unit is rented to long term tenants at \$1550 / month + utilities until May 31, 2025. The updates throughout the unit, like the new gas fireplace, patio doors, furnace and water tank are attractive features of this townhome. Low condo fees + a good property management in place makes this a solid place to invest and grow your equity. Call your favorite Realtor today to schedule a viewing as soon as possible.







## **Essential Information**

MLS® #	A2202558
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	956
Acres	0.00
Year Built	1975
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey



Status	Active	
Community Information		
Address Subdivision City County Province Postal Code	28, 5315 53 Avenue Nw Varsity Calgary Calgary Alberta T3A 2E7	
Amenities		
Amenities Parking Spaces Parking	Parking, Snow Removal 1 Assigned, Off Street, Plug-In	
Interior		
Interior Features Appliances	See Remarks Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings	
Heating	Forced Air None	
Cooling Fireplace	Yes	
# of Fireplaces Fireplaces Has Basement Basement	1 Gas, Tile Yes Finished, Full	
Exterior		
Exterior Features Lot Description Roof Construction Foundation	Private Yard Front Yard Asphalt Shingle Wood Frame, Wood Siding Poured Concrete	
Additional Information		
Date Listed Days on Market Zoning	March 14th, 2025 39 M-C1	

## **Listing Details**

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.