

\$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.

Built in 1975

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
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey



Status Active

Community Information

Address 28, 5315 53 Avenue Nw
Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2E7

Amenities

Amenities Parking, Snow Removal
Parking Spaces 1
Parking Assigned, Off Street, Plug-In

Interior

Interior Features See Remarks
Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),
Washer/Dryer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Front Yard
Roof Asphalt Shingle
Construction Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025
Days on Market 45
Zoning M-C1

Listing Details

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