

# \$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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