

# \$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 38

Zoning M-C1

### Listing Details

Listing Office

RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.