

\$398,000 - 8, 5315 53 Avenue Nw, Calgary

MLS® #A2159678

\$398,000

3 Bedroom, 3.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Varsity, beautiful mature area in NW. This fully finished corner END unit is renovated and located within a small quiet complex. It hosts 3 bedrooms + DEN + 2.5 bathrooms. Light cabinetry, white appliances and vinyl plank flooring keep it clean and bright. Generous living/dining room include an electric fireplace and large window + patio doors allowing loads of natural light. Powder room with custom barn door complete main floor. Upstairs are 2 bedrooms with walk-in/organized closets + 4pce bathroom. Lower level has 3rd bedroom with Den/Study area and 3pce Ensuite bathroom....perfect for the students. Laundry area/Utility/Storage complete the lower level. There is a large fully fenced, private South facing patio + steps to green space, kids park and off leash dog park. One assigned stall parking + loads of street parking. Across the street is access ramp to Dalhousie C-Train platform and Crowchild Trail. Dalhousie Mall includes Safeway, Earls, Indigo, Starbucks and more or zip down 53rd Ave to Market Mall, walking paths, Shaganappi Trail with quick access to UofC or downtown! Varsity Estates Villas has replaced windows, shingles + repainted building exteriors. This is a great townhouse in a great location...come take a peak!

Built in 1975

Essential Information



MLS® #	A2159678
Price	\$398,000
Sold Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	973
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	8, 5315 53 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2E7

Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	Other, Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	August 30th, 2024
Days on Market	8
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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