

\$385,000 - 27, 5315 53 Avenue Nw, Calgary

MLS® #A2164973

\$385,000

3 Bedroom, 3.00 Bathroom, 968 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Open House Saturday Sept. 28th 3-5pm. Top scores for location with this Varsity home and a perfect fit for a young family or couple, students at the near by U of C, or as a rental investment property. This quiet small complex is only a 4-minute walk across the access ramp to the Dalhousie C-train Station and Shopping Centre with Safeway, Indigo Books, Starbucks, dollar store, and many restaurants.

Unwind on a walk, bike ride, or a golf game nearby as you have instant access to Varsity Ravine Park and the extensive pathway system all along the Bow River Escarpment. As you enter this townhome from your fenced front patio area, you are greeted with a generous living and dining area complete with a wood-burning fireplace and large windows for lots of natural light. A clean and orderly kitchen features some stainless appliances including a Bosch dishwasher. There is a bathroom on each level in this home; a powder room on the main floor, a four-piece bathroom upstairs and a new ensuite bathroom in the lower level. Upstairs features two generously sized bedrooms with a third huge bedroom (with ensuite) on the lower level. There is plenty of room for storage in the laundry/utility room with built in shelving.

The large, fully fenced patio area provides you a private and personal outdoor space. There is one assigned parking stall as well as oodles of street parking right outside your front door. The condo has recently benefited from replaced windows, shingles and freshly



painted exteriors.

Quick access to the Foothills and Children's hospitals as well as Market Mall and major roadways such as Crowchild Trail, Shaganappi Trail and the Calgary Ring Road will appeal to all.

Live and/or invest in one of Calgary's top 10 neighborhoods with this Varsity Estates Villas gem!! Don't miss the 3-D tour of your new home.

Built in 1975

Essential Information

MLS® #	A2164973
Price	\$385,000
Sold Price	\$392,600
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	968
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	27, 5315 53 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	V0A 1K0

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
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Parking Spaces	1
Parking	Off Street, Stall

Interior

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

Exterior

Exterior Features	Other, Private Entrance, Private Yard, Lighting
Lot Description	Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Level, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2024
Date Sold	October 3rd, 2024
Days on Market	8
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Baxter & Associates Real Estate Services
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