

# \$400,000 - 1, 5315 53 Avenue Nw, Calgary

MLS® #A2168906

**\$400,000**

2 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

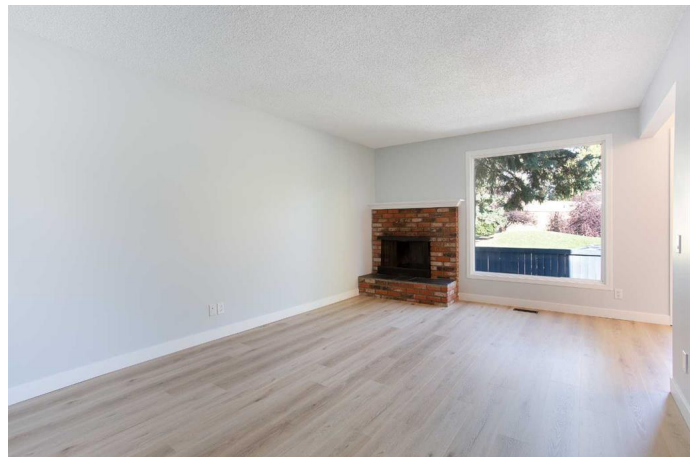
Welcome to Varsity Estate Village!

This beautifully upgraded 2-bedroom corner townhouse offers modern living with all the charm of a well-established community. Inside, youâ€™ll find brand-new vinyl flooring throughout the main level and fresh paint complemented by newly installed baseboards. The kitchen is equipped with updated stainless steel appliances, new fixtures, a modern subway tile backsplash and sleek countertops making meal prep a breeze.

The living area is cozy and inviting, with a wood-burning fireplace creating a warm atmosphere. Both bathrooms have been fully refreshed with new toilets and sinks, and the bedrooms upstairs feature plush new carpets for added comfort.

The partially finished basement includes a spacious rec/family room, offering additional space for your lifestyle needs and plenty of room for storage. This home also includes modern light fixtures throughout, enhancing its contemporary feel. The exterior of this home features a large, tree-shaded balcony perfect for relaxing or entertaining.

Located within walking distance of the Dalhousie LRT station and bus stops, commuting is convenient and easy. The unit comes with one outdoor parking stall and ample street parking nearby. Whether youâ€™re looking for a move-in-ready home or a fantastic investment opportunity, this townhouse offers it all with style and modern upgrades.



Built in 1975

## Essential Information

MLS® #	A2168906
Price	\$400,000
Sold Price	\$403,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	952
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

## Community Information

Address	1, 5315 53 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E7

## Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

**Exterior**

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

**Additional Information**

Date Listed	September 27th, 2024
Date Sold	October 8th, 2024
Days on Market	11
Zoning	M-C1
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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