

\$385,000 - 32, 5315 53 Avenue Nw, Calgary

MLS® #A2173482

\$385,000

2 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

2-storey townhouse in Varsity Estates Villas with OVER 1200 SQ FT OF LIVING AREA! This south-facing townhouse is ideally located in a quiet community, offering both tranquility and convenience. The main floor features an open layout with MAPLE HARDWOOD FLOORS. The kitchen is equipped with open shelving, a newer refrigerator (2023) and a solar tube skylight, which brings in natural light. An adjacent dining area completes this inviting space.

The living room is highlighted by a wood-burning fireplace with a marble tile surround and large windows that let in plenty of natural light. There is a large, fenced patio off the living room, a great space for entertaining. An updated 2-piece bathroom is also located on this level.

The upper level offers two spacious bedrooms with large windows. One of the bedrooms also includes a built-in desk for added convenience. This level also features an updated 5-piece bathroom.

The partially developed basement includes a den/flex room (no egress window) with cork flooring & closet. Great space for an office/den or gym. There is also a utility room equipped with laundry facilities, a sink, extra storage, and a built-in workbench as well as additional storage space. There are many exceptional features in this property, including 2 solar tube skylights for natural light, newer windows, newer high-efficiency furnace & hot water tank, updated bathrooms including low flush toilets,



and modern finishes & upgrades throughout!
Great walkable location with quick access to the LRT, University of Calgary, Hospitals, Market Mall, coffee shops, playgrounds and more. This is also a designated walk zone to top rated schools such as Sir Winston Churchill High School and Marion Carson Elementary.

If you're looking for a quiet neighbourhood that is surrounded by amenities, this is the place for you! This could also be a great income generating rental property. Call today for your viewing appointment.

Built in 1975

Essential Information

MLS® #	A2173482
Price	\$385,000
Sold Price	\$381,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	961
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	32, 5315 53 Avenue NW
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2E7

Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street, Assigned, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 15th, 2024
Days on Market	28
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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