## \$399,900 - 28, 5315 53 Avenue Nw, Calgary

MLS® #A2202558

## \$399,900

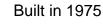
3 Bedroom, 2.00 Bathroom, 956 sqft Residential on 0.00 Acres

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.







## **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          |
| Туре           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
|                |               |



| Status   | Active   |  |  |
|--|--|--|--|
| Community Information  |  |  |  |
| Address<br>Subdivision<br>City<br>County<br>Province<br>Postal Code                          | 28, 5315 53 Avenue Nw<br>Varsity<br>Calgary<br>Calgary<br>Alberta<br>T3A 2E7                             |  |  |
| Amenities  |  |  |  |
| Amenities<br>Parking Spaces<br>Parking   | Parking, Snow Removal<br>1<br>Assigned, Off Street, Plug-In  |  |  |
| Interior   |  |  |  |
| Interior Features<br>Appliances  | See Remarks<br>Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),<br>Washer/Dryer, Window Coverings |  |  |
| Heating<br>Cooling<br>Fireplace<br># of Fireplaces<br>Fireplaces<br>Has Basement<br>Basement | Forced Air<br>None<br>Yes<br>1<br>Gas, Tile<br>Yes<br>Finished, Full                                     |  |  |
| Exterior   |  |  |  |
| Exterior Features<br>Lot Description<br>Roof<br>Construction<br>Foundation                   | Private Yard<br>Front Yard<br>Asphalt Shingle<br>Wood Frame, Wood Siding<br>Poured Concrete              |  |  |
| Additional Information   |  |  |  |
| Date Listed<br>Days on Market<br>Zoning  | March 14th, 2025<br>40<br>M-C1   |  |  |

## Listing Details

Listing Office RE/MAX Real Estate (Central)

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