

1, 5315 53 Avenue NW
Calgary, Alberta

MLS # A2307612



\$385,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	968 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Varsity Estate Village - a well-located CORNER TOWNHOME offering rare space and flexibility with 4 BEDROOMS and 2.5 BATHROOMS in one of NW Calgary's most connected communities. The main level was refreshed in 2024 and features UPDATED FLOORING, PAINT, TRIM, and LIGHTING, plus an updated KITCHEN with STAINLESS STEEL APPLIANCES, modern finishes, and great workspace. The inviting living room is anchored by a cozy WOOD-BURNING FIREPLACE, creating a warm focal point for everyday living. Upstairs you'll find two comfortable bedrooms and a full bathroom. The BASEMENT has been thoughtfully reconfigured to maximize functionality, offering TWO ADDITIONAL BEDROOMS, a FULL BATHROOM with stand-up shower, and a separate REC AREA - ideal for guests, kids, home office space, or multi-generational living. Major peace of mind comes with a NEW FURNACE and HOT WATER TANK. Enjoy a BACKYARD space, ONE ASSIGNED PARKING STALL, and an unbeatable location - WALK TO DALHOUSIE LRT, close to the University of Calgary, major hospitals, parks, pathways, and shopping. A rare opportunity to own a spacious, move-in ready townhome in Varsity. Please note basement windows do not meet current egress requirements.