\$400,000 - 16, 5315 53 Avenue Nw, Calgary

MLS® #A2248250

\$400,000

2 Bedroom, 2.00 Bathroom, 960 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

BEST VALUE UNDER \$400,000 I CORNER **UNIT I KITCHEN & WASHROOMS** RECENTLY UPDATED I NO POLY B I Welcome to Varsity Estates Villas â€" A beautifully updated townhome in one of Calgary's most coveted communities! This spacious home offers over 1,400 sq ft of total living space with 2 large bedrooms, 1.5 bathrooms, and a fully developed basement. The main floor features a bright, & white, renovated kitchen with butcher block countertops and stainless steel appliances, a cozy living room with a wood burning fireplace, and a stylishly updated half bath. Upstairs you'll find two generous bedrooms with charming wainscoting and a recently refreshed full bathroom. Downstairs, the finished basement provides a versatile space for a home office, gym, or family room. Enjoy your private west facing patio, backing onto a green space with mature trees, off leash dog park around the corner and a nearby playground, perfect for relaxing or entertaining. Located just minutes from the University of Calgary, Foothills & Children's Hospitals, Dalhousie LRT, and Market Mall, with easy access to parks, bike trails, and more. Don't miss this fantastic opportunity - Book your showing today!







Built in 1975

Essential Information

MLS® # A2248250 Price \$400,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1

Half Baths 1
Square Footage 960

Acres 0.00
Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 16, 5315 53 Avenue Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2E7

Amenities

Amenities Parking, Snow Removal, Trash

Parking Spaces 1

Parking Stall, Asphalt

Interior

Interior Features No Smoking Home, See Remarks

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Other, Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, Corner Lot, Many Trees, No Neighbours

Behind

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2025

Days on Market 4

Zoning M-C1 d75

Listing Details

Listing Office RE/MAX First

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