

# \$389,900 - 16, 5315 53 Avenue Nw, Calgary

MLS® #A2248250

**\$389,900**

2 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.00 Acres

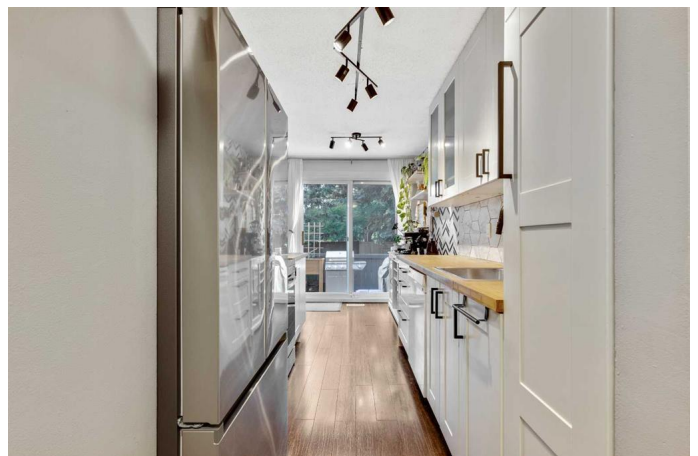
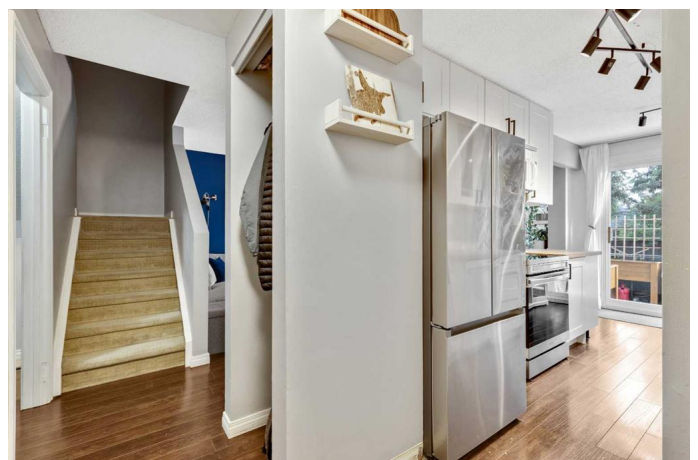
Varsity, Calgary, Alberta

**BEST VALUE UNDER \$400,000 | CORNER UNIT | KITCHEN & WASHROOMS**

**RECENTLY UPDATED | NO POLY B |**

Welcome to Varsity Estates Villas – Set in a well managed complex with low condo fees, this home blends modern updates with unbeatable location value. Whether you’re a first-time buyer, downsizer, or investor, this Varsity gem is ready to move in and enjoy.

This corner unit features 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, walking distance to a number of schools in Varsity and Dalhousie, 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          | \$389,900     |
| 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 | 16                |
| Zoning         | M-C1 d75          |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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