

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

MLS® #A2248250

\$389,900

2 Bedroom, 2.00 Bathroom, 960 sqft

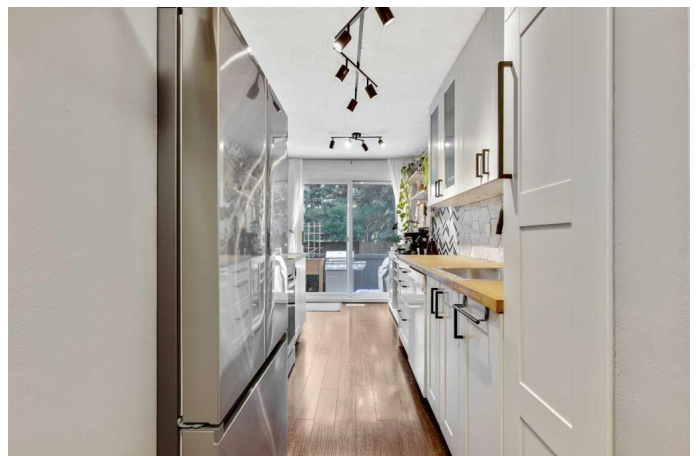
Residential on 0.00 Acres

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	20
Zoning	M-C1 d75

Listing Details

Listing Office	RE/MAX First
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