



**3, 5315 53 Avenue NW**  
**Calgary, Alberta**

**MLS # A2306170**



**\$369,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Guest, On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Low Maintenance Landscape, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

OPEN HOUSE MAY 3 from 2-4PM\* ULTIMATE FIRST TIME BUYER OPPORTUNITY IN VARSITY ESTATES VILLAGE! Stop renting and start building equity in one of Calgary's most prestigious and stable communities. This stunning, move in-ready townhome is the perfect entry point into the market, offering designer style finishes and a location that is second to none. The bright, open concept main floor is built for entertaining, featuring durable laminate flooring and a cozy living room anchored by a striking stone-faced, wood burning fireplace. Fall in love with the fully renovated kitchen, showcasing crisp white cabinetry, elegant gold hardware, warm wood countertops, and some stainless steel appliances. A stylishly updated powder room completes the main level. Upstairs, retreat to a refreshed 4-piece bathroom with a deep soaker tub and two oversized bedrooms, ideal for a primary suite and a second bedroom for a roommate, guest, or home office. The fully developed basement provides the extra space you crave, featuring a family/media room and a flexible gym or hobby area. Step out to your private, fully fenced front patio for summer BBQs or morning coffee. This pet-friendly, professionally managed complex offers peace of mind with reasonable fees and a parking stall located just steps from your front door. Unbeatable location: Minutes to the University of Calgary, Foothills & Children's Hospitals, LRT, and the scenic trails of Bowmont Park. Freshly painted and updated, just move in and enjoy! This is the high style, low maintenance lifestyle you've been waiting for. Book your showing today!