



GRASSROOTS
REALTY GROUP

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16, 5315 53 Avenue NW
Calgary, Alberta

MLS # A2248250



\$400,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	960 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Asphalt, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Many Trees, No Neighbours Behi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Dishwasher, Stove, Microwave, Refrigerator, Washer/Dryer, window coverings, washer/Dryer

* OPEN HOUSE SAT, AUG 16TH 12-2 PM * BEST VALUE UNDER \$400,000 | CORNER UNIT | KITCHEN & WASHROOMS RECENTLY UPDATED | Welcome to Varsity Estates Villas – 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 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!