



GRASSROOTS
REALTY GROUP

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3, 5315 53 Avenue NW
Calgary, Alberta

MLS # A2295376



\$375,000

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

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

Inclusions: N/A

PRIME INVESTMENT IN VARSITY!!! Welcome to Varsity Estates Village, this is one of Calgary's most sought after and exceptionally well-managed townhome communities, known for its pride of ownership, strong management, and unbeatable long term value. This is your opportunity to own in a prime Varsity location, offering the perfect balance of safety, convenience, and lifestyle. Just minutes to the University of Calgary, major hospitals, downtown, parks, walking paths, and golf courses, this location is ideal for first time buyers, professionals, or savvy investors looking for a solid property in a high demand area. This beautifully updated, move-in ready two storey townhome immediately impresses. A welcoming foyer opens into a bright, spacious living room featuring a stunning corner stone-faced wood burning fireplace, the perfect centre piece for cozy winter nights or to set a nostalgic ambiance. The kitchen has been thoughtfully renovated with both style and function in mind, showcasing stainless steel appliances, crisp white cabinetry, warm wood countertops, a deep granite sink, and elegant gold hardware. The adjacent dining area offers ample space to entertain or enjoy everyday living. Durable laminate flooring flows throughout the main level, complemented by a fully renovated two-piece powder room for added convenience. Step outside to your private, fully fenced front patio which is an ideal space for morning coffee, summer BBQs, or unwinding in the evening sun with friends. Upstairs, you'll find a beautifully refreshed 4-piece bathroom featuring a deep soaker tub, updated vanity, and excellent storage. The primary bedroom is bright and inviting with large windows and a full-size closet, while the second bedroom is generously sized making it perfect for guests, a roommate, or to be used as a home office. The fully developed basement

adds incredible versatility with a cozy family room and a flexible space currently used as a gym. This area is easily adaptable for a home office, studio, or hobby area. The laundry and utility room also provide additional storage. Extensive updates include newer vinyl flooring, appliances, renovated kitchen and bathrooms, and a fresh paint throughout which offers you a true move in ready with a peace of mind. A dedicated parking stall is conveniently located just steps from the unit. The professionally managed complex features reasonable condo fees and a strong reputation, making this an excellent investment opportunity or place to call home. With its stylish updates, private outdoor space (ideal for pets), unbeatable location, and exceptional value, this is one of the best opportunities currently available in Varsity. Book your showing today, this one stands out!