



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

28, 5315 53 Avenue NW
Calgary, Alberta

MLS # A2202558



\$399,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	956 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Plug-In		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Location truly is key, and this townhome seems to have it all! The southwest-facing patio, quiet cul-de-sac, and proximity to amenities like the Dalhousie LRT, Varsity Ravine Park, and U of C make this townhome highly desirable. Currently this unit is rented to long term tenants at \$1550 / month + utilities until May 31, 2025. The updates throughout the unit, like the new gas fireplace, patio doors, furnace and water tank are attractive features of this townhome. Low condo fees + a good property management in place makes this a solid place to invest and grow your equity. Call your favorite Realtor today to schedule a viewing as soon as possible.