



## 5315 53 Avenue Calgary Alberta

\$409,900

Location Location! Here's a fully finished townhome with a sought after southwest exposed front patio in the desirable complex of Varsity Estates Village! Ideal location as you are situated on a quiet cul-de-sac and within minutes to the; Dalhousie LRT & shopping mall, Varsity Ravine Park which includes an off-leash dog area, U of C, Market Mall, Crowfoot and easy access out West to the Mountains. Currently this unit is rented to long term tenants who would like to stay (3 years they've been here) at \$1550 / month + utilities until May 31, 2025. As you enter the main-floor you will notice a front tiled entrance with plenty of coat and miscellaneous storage space, a functional kitchen with tile flooring, newer white appliances including a microwave hoodfan, an updated 2 piece bathroom, a cozy seating area with new gas fireplace and a large living room with new patio doors leading you to your south exposed fenced in patio/yard which is surrounded by mature trees giving you cool shade protection. Upstairs contains 2 large bedrooms with new windows, an updated 4 piece bathroom and a separate linen closet. The lower level is finished with a 3rd large bedroom (non egress window currently) laundry and two large storage areas. The water tank and furnace have been replaced over the years. 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 view! (id:6769)

Bedroom 15.42 Ft x 11.08 Ft

Furnace 23.00 Ft x 7.08 Ft

Storage 11.58 Ft x 3.08 Ft

Other 4.00 Ft x 7.67 Ft

Dining room 7.92 Ft x 7.17 Ft

Kitchen 7.58 Ft x 7.33 Ft

Living room 11.50 Ft x 16.58 Ft

2pc Bathroom Measurements not available

Bedroom 8.92 Ft x 10.83 Ft

Primary Bedroom 14.33 Ft x 9.75 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Real Estate (Central)

<http://www.chrisrichter.ca/>



See

**Mirror**

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