



## 5315 53 Avenue Calgary Alberta

\$400,000

Welcome to Varsity Estate Village! This beautifully upgraded 2-bedroom corner townhouse offers modern living with all the charm of a well-established community. Inside, you'll find brand-new vinyl flooring throughout the main level and fresh paint complemented by newly installed baseboards. The kitchen is equipped with updated stainless steel appliances, new fixtures, a modern subway tile backsplash and sleek countertops making meal prep a breeze. The living area is cozy and inviting, with a wood-burning fireplace creating a warm atmosphere. Both bathrooms have been fully refreshed with new toilets and sinks, and the bedrooms upstairs feature plush new carpets for added comfort. The partially finished basement includes a spacious rec/family room, offering additional space for your lifestyle needs and plenty of room for storage. This home also includes modern light fixtures throughout, enhancing its contemporary feel. The exterior of this home features a large, tree-shaded balcony perfect for relaxing or entertaining. Located within walking distance of the Dalhousie LRT station and bus stops, commuting is convenient and easy. The unit comes with one outdoor parking stall and ample street parking nearby. Whether you're looking for a move-in-ready home or a fantastic investment opportunity, this townhouse offers it all with style and modern upgrades. (id:6769)

Living room 15.92 Ft x 11.25 Ft

Kitchen 7.42 Ft x 7.17 Ft

Dining room 7.50 Ft x 7.25 Ft

Living room 16.58 Ft x 11.42 Ft

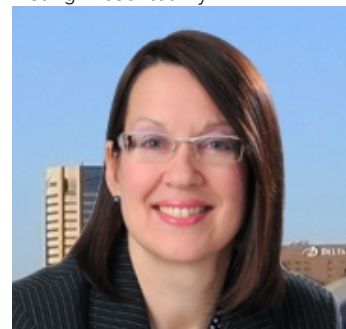
2pc Bathroom .00 Ft x .00 Ft

Bedroom 14.25 Ft x 9.83 Ft

Bedroom 10.92 Ft x 9.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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Real Broker

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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