



## 5315 53 Avenue Calgary Alberta

\$385,000

2-storey townhouse in Varsity Estates Villas with OVER 1200 SQ FT OF LIVING AREA! This south-facing townhouse is ideally located in a quiet community, offering both tranquility and convenience. The main floor features an open layout with MAPLE HARDWOOD FLOORS. The kitchen is equipped with open shelving, a newer refrigerator (2023) and a solar tube skylight, which brings in natural light. An adjacent dining area completes this inviting space. The living room is highlighted by a wood-burning fireplace with a marble tile surround and large windows that let in plenty of natural light. There is a large, fenced patio off the living room, a great space for entertaining. An updated 2-piece bathroom is also located on this level. The upper level offers two spacious bedrooms with large windows. One of the bedrooms also includes a built-in desk for added convenience. This level also features an updated 5-piece bathroom. The partially developed basement includes a den/flex room (no egress window) with cork flooring & closet. Great space for an office/den or gym. There is also a utility room equipped with laundry facilities, a sink, extra storage, and a built-in workbench as well as additional storage space. There are many exceptional features in this property, including 2 solar tube skylights for natural light, newer windows, newer high-efficiency furnace & hot water tank, updated bathrooms including low flush toilets, and modern finishes & upgrades throughout! Great walkable location with quick access to the LRT, University of Calgary, Hospitals, Market Mall, coffee shops, playgrounds and more. This is also a designated walk zone to top rated schools such as Sir Winston Churchill High School and Marion Carson Elementary. If you're looking for a quiet neighbourhood that is surrounded by amenities, this is the place for you! This could also be a great income generating rental proper...

Primary Bedroom 14.42 Ft x 9.92 Ft

Bedroom 10.83 Ft x 9.00 Ft

5pc Bathroom 8.58 Ft x 5.42 Ft

Other 15.92 Ft x 11.08 Ft

Workshop 12.75 Ft x 7.50 Ft

Laundry room 10.08 Ft x 7.50 Ft

Other 3.83 Ft x 7.83 Ft

Living room 16.75 Ft x 11.25 Ft

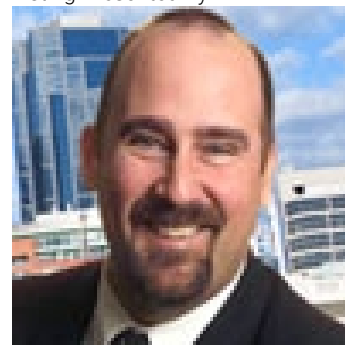
Dining room 7.50 Ft x 7.50 Ft

Kitchen 8.50 Ft x 7.50 Ft

2pc Bathroom 3.92 Ft x 7.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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