



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5315 53 Avenue #28, Calgary T3A 2E7**

MLS®#: **A2167805**

Area: **Varsity**

Listing Date: **09/25/24**

List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1975**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **956**  
Low Sqft:  
Ttl Sqft: **956**

DOM

**56**  
Layout  
Beds: **3 (2 1 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape**  
Park Feat: **Assigned,Off Street,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`0" x 7`8"
Kitchen	Main	7`7" x 7`4"
2pc Bathroom	Main	
Bedroom - Primary	Upper	14`4" x 9`9"
Bedroom	Basement	15`5" x 11`1"
Storage	Basement	11`7" x 3`1"

Room	Level	Dimensions
Dining Room	Main	7`11" x 7`2"
Living Room	Main	11`6" x 16`7"
Bedroom	Upper	8`11" x 10`10"
4pc Bathroom	Upper	
Furnace/Utility Room	Basement	23`0" x 7`1"

Legal/Tax/Financial

Condo Fee:  
**\$401**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d75**

Legal Desc: **9411716**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









