

# \$395,000 - 12, 5315 53 Avenue Nw, Calgary

MLS® #A2238034

**\$395,000**

2 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

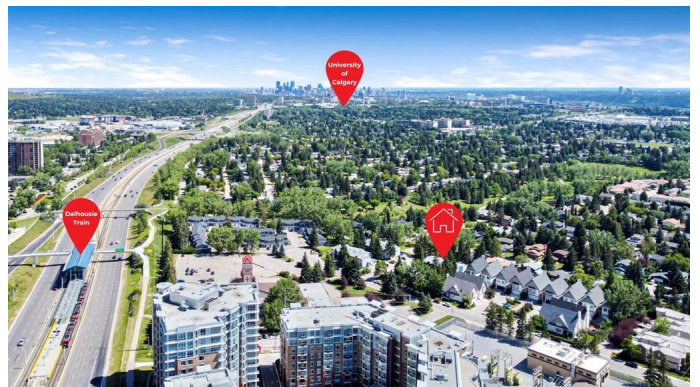
2 Bed | 1.5 Bath | Prime Rental Potential |  
Family-Friendly Community

Welcome to #12, 5315 53 Avenue NW. This spacious 2-bedroom, 1.5-bathroom townhome offering over 1,200 sq ft of finished living space in one of Calgary's most desirable and walkable neighbourhoods.

Ideally located just minutes from the Dalhousie and University LRT stations, this home provides effortless access to the University of Calgary, Foothills and Children's Hospitals, and Market Mall. Whether you're a student, healthcare professional, or investor, the location makes commuting and day-to-day living a breeze.

Families will love being within the walk zone for top-rated schools like Sir Winston Churchill High School and Marion Carson Elementary. Surrounded by parks, playgrounds, grocery stores, coffee shops, and everyday essentials, this location offers true walkable convenience. The Dalhousie Station Shopping Centre is just a 5-minute stroll away, making this an ideal spot for those who appreciate a vibrant, amenity-rich lifestyle in a peaceful community setting.

Inside, the home features a functional layout with comfortable living and dining areas, plus a fully finished basement offering additional living space, a large laundry area, and ample



storage. With low-maintenance living and a well-managed complex, this property is an excellent choice for both homeowners and investors alike.

Whether you’re searching for your first home, a place to downsize, or a reliable income-generating rental near U of C, this one checks all the boxes.

Don’t miss out—schedule your private showing today!

Built in 1975

**Essential Information**

MLS® #	A2238034
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	960
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	12, 5315 53 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E7

**Amenities**

Amenities	Parking, Snow Removal, Trash
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Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	18
Zoning	M-C1 d75

## Listing Details

Listing Office	RE/MAX First
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