

# \$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

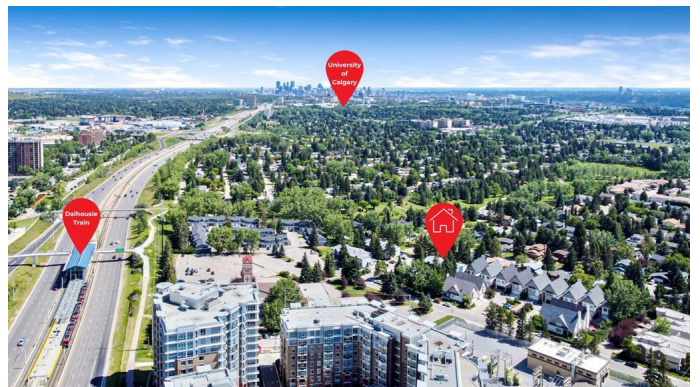
2 Bed | 1.5 Bath | Prime Rental Potential |  
Family-Friendly Community

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 |
|-----------|------------------------------|

|                |                 |
|----------------|-----------------|
| 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 | 2               |
| Zoning         | M-C1 d75        |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.