

\$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

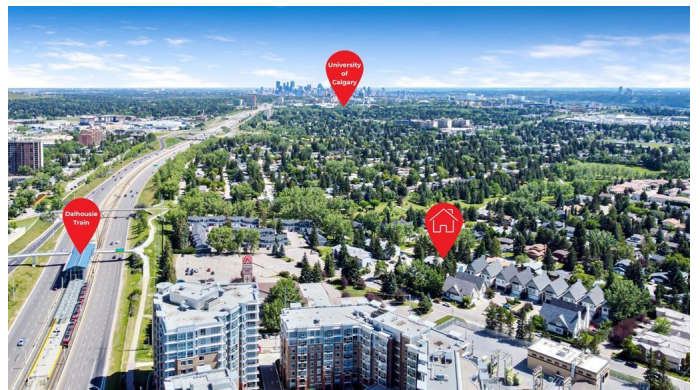
2 Bed | 1.5 Bath | Prime Rental Potential |
Family-Friendly Community

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 13
Zoning M-C1 d75

Listing Details

Listing Office RE/MAX First

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