11 5315 53 Avenue NW

Calgary | Active | MLS® A2348626

$375,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1975**	**962.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Stylish, Move-In-Ready Townhome in Varsity Estates

Welcome to this beautifully updated townhome in the highly sought-after Varsity community. Offering excellent value, modern finishes, and an outstanding location, this move-in-ready home is an ideal opportunity for first-time buyers, professionals, downsizers, or investors.

The bright, open-concept main floor features durable laminate flooring and a welcoming living room highlighted by a striking stone-faced wood-burning fireplace. The renovated kitchen blends timeless style with modern touches, featuring crisp white cabinetry, elegant gold hardware, warm wood countertops, and stainless-steel appliances. A beautifully updated two-piece powder room completes the main level.
Upstairs are two generously sized bedrooms and a refreshed four-piece bathroom with a deep soaker tub. The spacious primary bedroom provides a comfortable private retreat, while the second bedroom offers excellent flexibility as a guest room, home office, or roommate space.
The fully developed basement provides valuable additional living space, including a comfortable family or media room and a versatile area ideal for a home gym, hobby room, workspace, or extra storage.
Step outside to your private, fully fenced front patio-perfect for summer BBQs, entertaining, or enjoying your morning coffee. The professionally managed, pet-friendly complex offers reasonable condo fees and an assigned parking stall conveniently located just steps from your front door.
The location is exceptional. You're just minutes from the University of Calgary, Foothills Medical Center, Alberta Children's Hospital, LRT, shopping, restaurants, and the extensive walking and cycling trails of Bowmont Park.
Freshly painted and thoughtfully updated throughout, this home offers the perfect combination of comfort, style, and low-maintenance living in one of Calgary's most established and convenient communities.
Come see for yourself why Varsity remains one of Calgary's most desirable places to live!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348626
Bedrooms	2
Bathrooms	2
Year Built	1975
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	962.25 sq. ft.
Main Level Finished Area:	482.93 sq. ft.
Upper Level Finished Area:	479.32 sq. ft.
Below Grade Finished Area:	482.9 sq. ft.
Condo Fee:	$456.18
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Parking, Professional Management, Snow Removal, Trash
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, 2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1975 (Age: 51)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)

Num Ensuite Baths:	0
Plan:	9411716
Electricity:	100 Amp Service
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Water Supply:	Public
Sewer:	Public Sewer
Utilities:	See Remarks
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Parking Pad
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest

Condo Name:	Varsity Estates Village
Community:	Varsity
Amenities:	Playground
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living Room · 14'5" × 9'6" ·
Main Floor	Kitchen · 8' × 7'6" ·
2nd Floor	Bedroom - Primary · 14'5" × 9'6" ·
2nd Floor	Bedroom · 10'9" × 8'10" ·
Lower Level	Family Room · 16'5" × 13'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Vinyl Windows
Exterior Features:	Courtyard
Patio And Porch Features:	Front Porch
Lot Features:	Level, Low Maintenance Landscape, Private, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d75
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11-5315-53-avenue-nw-calgary-a2348626/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.