



GRASSROOTS
REALTY GROUP

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**10, 8533 Silver Springs Road NW
Calgary, Alberta**

MLS # A2231610



\$430,000

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,400 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions:	N/A
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Here is your chance to own in the highly sought-after community of Silver Springs, where there is often little to no inventory and opportunities like this do not come up often. This split-level townhome is a smart choice for first-time buyers, investors, or anyone looking for a well-located home close to the University of Calgary, schools, shopping, transit, and the Bow River pathway system. Move in and enjoy it as it is, or update it over time to suit your style. The front entry provides access to the attached garage and a convenient half bath. A few steps up, the main living area is bright and welcoming with large south-facing windows. The kitchen overlooks the backyard, and the south-facing dining area opens onto a large private deck. The living room is warm and inviting with a wood-burning fireplace, perfect for cozy evenings. The entire second floor is dedicated to a spacious primary bedroom retreat with double closets and a private four-piece ensuite. Upstairs on the third floor are two more bedrooms and another full bathroom, ideal for family, guests, or a home office. The lower level includes laundry and a finished flex area that works well as a gym, hobby space, or extra storage. "The Village" is a well-managed complex with recent exterior updates, including Hardie board siding and newer roof shingles. There is plenty of visitor parking and everything you need is close at hand. Come see why Silver Springs remains one of Calgary's most desirable neighbourhoods. Book your showing today!