



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

18, 7900 Silver Springs Road NW
Calgary, Alberta

MLS # A2231614



\$475,000

| | | | |
|-----------|----------------------------------|--------|-------------------|
| Division: | Silver Springs | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,383 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 2 | Baths: | 1 full / 2 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Cul-De-Sac | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 515

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: TV Wall mount in living room.

Looking for a spacious town house with an attached garage and basement in the sought after neighborhood of Silver Springs? Look no further. Updates include newer hardwood flooring, carpets, hot water tank, FURNACE June 2025, garage door, bathroom fans and kitchen renovation. The main floor features a bright and spacious living room with a floor to ceiling natural stone fireplace. The updated kitchen has white shaker cabinets, stylish subway tile back splash, stainless steel appliance package, main floor laundry and breakfast nook leading to your private back deck. The dining area features a built-in wet bar and over looks the open concept living room with soaring VAULTED ceilings. Don't forget the 2 pc powder room. Upstairs you will find a large primary bedroom with a 2 pc en-suite, 2nd bedroom and 4 pc main bathroom with large tub with newer tile surround. There is a den/office area open to the main floor. The fully developed lower level has a flex space that can be a family room/office/3rd bedroom. The OVER sized single garage has a new garage door and lots of extra storage plus a drive way for extra parking. This is a pet friendly complex that needs board approval. Silver Springs has lots to offer including schools, shopping, easy access to down town and urban parks and pathways. This is a very well taken care of and well run complex.