



GRASSROOTS
REALTY GROUP

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7620 67 Avenue NW
Calgary, Alberta

MLS # A2238518



\$714,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,866 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot, See Remarks		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Crawl Space, Full, Partially Finished
Exterior:	Brick, Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Beamed Ceilings, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

**** Open House Saturday, July 12th & Sunday, July 13th from 2pm-4pm! **** Welcome to this beautifully updated 4-bedroom home in the heart of sought-after Silver Springs, offering over 2200 sq ft of functional living space perfect for growing families. The kitchen is a true standout, featuring granite countertops, stainless steel appliances including a gas stove, and sleek modern cabinetry—ideal for everyday living and entertaining. Rich, upgraded laminate flooring flows throughout the home, enhancing both style and durability. The main floor includes a spacious family room with a cozy gas-burning fireplace and a convenient 2-piece bath which can be easily converted back to 3-piece, alongside a versatile fourth bedroom or home office. Upstairs, enjoy panoramic C.O.P. views from two of the bedrooms and ample natural light through large bay windows. Step outside to a sun-filled enclosed sunroom, an interlocking brick patio, RV parking, and a massive 24x24 garage, a rare find in the area. All located on a quiet street just steps from schools, parks, and all the charm that makes Silver Springs one of Calgary's most beloved communities.