



**GRASSROOTS**  
REALTY GROUP

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**67, 5625 Silverdale Drive NW  
Calgary, Alberta**

**MLS # A2244911**



**\$400,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, See Remarks, Storage		

<b>Inclusions:</b>	NA
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Welcome to the home you’ve been dreaming of! From the moment you step inside this beautifully maintained 3-bedroom end unit, you’ll be captivated by the striking hardwood staircase—a standout feature that instantly sets it apart. Hardwood floors flow throughout both the main and upper levels, creating a warm and cohesive feel. The spacious living and dining area is filled with natural light from an oversized front window that offers a clear view of the park directly across the street. The large gourmet kitchen features wood cabinetry, sleek countertops, a stylish backsplash, upgraded lighting, and high-end stainless steel appliances. A convenient half-bath is located near the rear entrance, which opens onto your private, treed backyard with a well-maintained deck—perfect for outdoor relaxation and entertaining. Upstairs, you’ll find an oversized primary bedroom with dual closets, two additional bedrooms, and a well-appointed main bathroom. The basement includes a partially finished space with laundry and a newer hot water tank (2023) for added peace of mind. Unlike many other townhomes, this unit faces the street, allowing for easy street parking. And with a beautiful park right across the road, you’ll enjoy picturesque views and a peaceful setting year-round. Don’t miss this opportunity to own a truly special home in a desirable location.