



GRASSROOTS
REALTY GROUP

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46, 116 Silver Crest Drive NW
Calgary, Alberta

MLS # A2247461



\$345,000

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	902 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Carport, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Env		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 388
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Step into comfort and convenience with this bright and inviting 3-bedroom, 1.5-bath corner unit, ideally situated next to scenic walking trails, the river, and a refreshing community pool. Offering both privacy and easy access to nature, this home is perfect for active lifestyles. Inside, you'll find a functional layout with a spacious living area, large windows that flood the space with natural light. Upstairs features two comfortable bedrooms and a full bath, while the third bedroom is located in the finished basement — ideal for guests, a home office, or a private retreat. Enjoy year-round protection with covered parking, and take advantage of being in one of the community's most desirable spots — just steps to recreation, transit, and local amenities. Whether you're a first-time buyer, downsizing, or looking for an investment, this townhouse checks all the boxes. Don't miss the chance to own this prime property — call your favourite agent to schedule your viewing today!