



GRASSROOTS
REALTY GROUP

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31 Silvergrove Close NW
Calgary, Alberta

MLS # A2247775



\$580,000

Division:	Silver Springs		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,386 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	See Remarks		

Inclusions: light Fixtures

**** Open House Sunday Sept 7 from 2-4pm ****Welcome to 31 Silvergrove Close NW — where affordability meets comfort in a fantastic community setting! This charming three-bedroom, two-story townhome offers 2.5 bathrooms, a full basement, and an attached single garage — all in a well-designed layout that feels both spacious and inviting. The open-concept kitchen features a sit-up breakfast bar, raised oak cabinet doors, and an adjoining dining area perfect for hosting family and friends. Just off the welcoming front entrance, you'll find a convenient powder room and direct access to the garage. The cozy family room, accented by a gas fireplace, opens onto a private back deck — ideal for summer BBQs and relaxing evenings. Upstairs, you'll find three generous bedrooms, including a large primary suite with a four-piece ensuite and a spacious walk-in closet. The other two bedrooms share a full bathroom, making this home perfect for families or guests. The unspoiled basement offers endless possibilities — create a rec room, bedroom and/or entertainment space tailored to your lifestyle. Located just steps from shopping, restaurants, parks, and pathways, with easy access to the CTrain for commuting to the University of Calgary or downtown. Vacant and ready for quick possession — don't miss your chance to own in this desirable Silver Springs location! And a quick possession is available.