



GRASSROOTS
REALTY GROUP

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10, 8533 Silver Springs Road NW
Calgary, Alberta

MLS # A2255111



\$400,000

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,400 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: N/A

Here is your chance to own in one of Calgary's most sought-after communities, Silver Springs — known for its mature trees, established schools, and unbeatable access to the Bow River Pathways, CTrain, Stoney Trail, and Highway 1. Whether you are an investor, renovator, or buyer with a vision, this split-level townhome offers incredible potential in a prime location just 9 minutes from the University of Calgary. This property is ideal for those looking to build sweat equity or flip, a solid home with great bones, waiting for its next owner to add personal touches and updates. While some renovations have been completed in other units, this one is ready for your custom design ideas. Fresh flooring, updated bathrooms, or a reimagined kitchen could completely transform this space into a profitable rental or a stylish personal residence. The layout features south-facing windows filling the main level with natural light, a cozy living room with a wood-burning fireplace, and a dining area that opens to a private deck. The kitchen overlooks the yard and provides a functional foundation for a future redesign. The attached single garage adds everyday convenience. Upstairs, the entire second level is dedicated to a spacious primary suite with double closets and a private ensuite. Two additional bedrooms and another full bathroom provide flexibility for family, roommates, or a home office. The lower level includes laundry and a flex area perfect for storage, a workshop, or fitness space. The Village is a well-managed complex with recent exterior updates including Hardie board siding and newer shingles, giving you confidence in the community's long-term value. Book your showing today.