



GRASSROOTS
REALTY GROUP

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10, 8533 Silver Springs Road NW
Calgary, Alberta

MLS # A2255111



\$430,000

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 SILVER SPRINGS, one of Calgary's most desirable communities. Just a 9 MINUTE DRIVE TO THE UNIVERSITY OF CALGARY, steps from the BOW RIVER PATHWAYS, and with quick access to the CTRAIN, STONEY TRAIL, AND HIGHWAY 1, this location is perfect for FAMILIES, STUDENTS, PROFESSIONALS, AND EMPTY NESTERS who want easy access to downtown or weekend getaways in the mountains. This split-level townhome is a blank canvas ready for your vision. Move in as it is, or renovate to create your dream home, with several other units in the complex showing just how stunning this layout can become. Inside, the bright main level offers SOUTH-FACING WINDOWS, a dining area that opens to a private deck, and a cozy living room with a wood-burning fireplace. The kitchen overlooks the backyard with a functional design and abundant natural light, while the front entry provides direct access to the SINGLE ATTACHED GARAGE for everyday convenience. The entire second floor is dedicated to an OVERSIZED PRIMARY BEDROOM RETREAT with double closets and a private four-piece ensuite. Upstairs, two more bedrooms and another full bath provide plenty of space for family, roommates, or a home office. The lower level includes laundry and a versatile flex room, ideal for storage, a gym, or hobby space. THE VILLAGE is a well-managed complex with recent exterior upgrades including HARDIE BOARD SIDING and newer roof shingles. Visitor parking is plentiful, and everyday amenities are nearby. Whether you are a professional, an investor seeking a rental near U of C, a family with a university student, a first-time buyer looking to build equity, or an empty nester ready to rightsize, this home fits all of these lifestyles. Book your showing today!

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