



GRASSROOTS
REALTY GROUP

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263 Silver Mead Close NW
Calgary, Alberta

MLS # A2261805



\$524,900

Division:	Silver Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	946 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: Fridge and dishwasher in basement. Electric insert for fireplace

Welcome to this bright and spacious family home in the highly desirable community of Silver Springs! Offering over 1,700 square feet of developed living space, this home features four large bedrooms, two full bathrooms, a single detached garage, a private fenced yard, and an ILLEGAL SUITE. The main level showcases an inviting living room centered around a cozy wood burning fireplace, creating the perfect space to relax or entertain. The updated kitchen provides ample cabinetry and counter space, connected to a dining area with direct access to the east facing balcony; ideal for enjoying your morning coffee or summer evenings outdoors. Two generous bedrooms, a full bathroom, and laundry rough in complete this level. The fully developed lower level offers incredible versatility, featuring an illegal kitchen suite, a spacious family room, two additional bedrooms with large windows, a full bathroom and a dedicated laundry/utility room. Step outside to your private fenced backyard, perfect for children, pets, or gatherings, with the added convenience of a single detached garage. This home is perfectly located with quick access to the University of Calgary, Winsport, Stoney Trail, and the Rocky Mountains, while being just steps from local schools, the Silver Springs Community Centre (with its outdoor pool), and nearby shopping. Outdoor enthusiasts will love the close proximity to the Silver Springs Botanical Gardens, Bowmont Park, and Bowness Park, where pathways lead directly to the scenic Bow River. With no condo fees and a prime location in one of Calgary's most established neighbourhoods, this Silver Springs home offers the perfect blend of comfort, convenience, and opportunity. Book your private showing today!

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