



GRASSROOTS
REALTY GROUP

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**39, 116 Silver Crest Drive NW
Calgary, Alberta**

MLS # A2266918



\$374,999

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	Environmental Reserve, Landscaped, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 388
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recreation Facilities		

Inclusions: N/A

Welcome to Unit 39, 119 Silver Crest Drive NW, a FULLY RENOVATED townhome in the heart of SILVER SPRINGS. This 3 BED, 1.5 BATH home offers 1,291 SQFT of well designed living space and includes a COVERED PARKING STALL for added convenience. The entry level features a FLEXIBLE BEDROOM or HOME OFFICE space along with a nicely finished 2 PIECE BATHROOM. One level up, you'll find the main living area, complete with a bright LIVING ROOM and access to a SUNNY SOUTH FACING DECK that's perfect for relaxing or entertaining. The KITCHEN has been COMPLETELY REDONE with QUARTZ COUNTERTOPS, UPDATED CABINETRY, and ALL NEW APPLIANCES. The layout is both functional and stylish, with a modern aesthetic that feels fresh and welcoming. Upstairs, you'll find TWO ADDITIONAL BEDROOMS, including a generous PRIMARY BEDROOM with a WALK IN CLOSET. The 4 PIECE BATHROOM has also been PROFESSIONALLY RENOVATED with a clean, cute finish that matches the rest of the home's updates. The location is exceptional, just across the street from the OUTDOOR POOL, and steps from WALKING and BIKING TRAILS that run through a forested ravine. Schools, shopping, restaurants, and transit are all nearby, making this a truly convenient and connected place to live. This is a move in ready home in a well established community, with thoughtful renovations, smart layout, and unbeatable access to amenities.