



**GRASSROOTS**  
REALTY GROUP

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**7723 67 Avenue NW**  
**Calgary, Alberta**

**MLS # A2278257**



**\$680,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Quartz Counters, Wet Bar

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Ideally located in the mature neighbourhood of Silver Springs, in close proximity to the University of Calgary & Foothills Medical Campus. First time offered for sale, this 4 bedroom, 3 bathroom, 4 split level home is the perfect opportunity for anyone looking for a solid home to update and make their own. The lot is fully fenced and landscaped with mature garden beds in the backyard. Double detached garage with back lane access. Minutes to all the amenities of Crowfoot Crossing, Silver Springs Golf course and the Bow River Pathway. Steps to bus route 120 with direct access to the Dalhousie LRT.