



12, 8020 Silver Springs Road NW  
Calgary, Alberta

MLS # A2292090



**\$515,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 516
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Tucked within one of Northwest Calgary's most desirable communities, this beautifully maintained 4-level split offers a unique blend of character, functionality, and lifestyle. From the moment you step inside, you're welcomed by a bright and airy open-concept main living space, where soaring ceilings create a sense of volume and light. The living room is anchored by a cozy gas fireplace, making it the perfect place to unwind, while the seamless connection to the kitchen and dining area allows for effortless everyday living and entertaining. The dining area extends naturally onto a private deck, offering an ideal setting for morning coffee, summer evenings, or hosting friends in a quiet, relaxed atmosphere. With two well-appointed bedrooms and two full bathrooms, this home is thoughtfully designed across four levels to provide both privacy and versatility. Whether you're a professional, downsizer, or investor, the layout offers flexibility to suit a variety of lifestyles. The tandem garage ensures ample space for parking, and storage adding another layer of practicality to the home. Located in the highly sought-after community of Silver Springs, you'll enjoy quick access to parks, schools, shopping, and some of Calgary's most beautiful natural surroundings, all while being just minutes from downtown. The property is located in a rare, well-managed gated complex where units seldom come to market, making this an exceptional opportunity for buyers looking for comfort, privacy, and convenience.