



9, 8203 Silver Springs Road NW
Calgary, Alberta

MLS # A2299974



\$490,000

Division:	Silver Springs		
Type:	Residential/Triplex		
Style:	4 Level Split		
Size:	1,313 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, No Ba		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 548
Basement:	Partial	LLD:	-
Exterior:	Cedar, Composite Siding, Wood Frame	Zoning:	M-C1 d18
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

This mid-century modern townhome is an end unit next to a grove of mature trees and overlooking a park. The Bow River Pathway is just beyond the back yard and provides a direct, 15-minute walk to the river and all the surrounding amenities including off-leash dog parks, swimming areas and beaches. Built in 1972, this home is mostly original with the exception of a brand-new furnace and hot water tank, a three-year-old washer and dryer and newer stainless-steel appliances. As you enter this welcoming home, you are transported back in time to an era where quality and longevity were valued. Throughout the home you will find details that have become 'too expensive' to include in homes today such as solid wood, masonry and plywood subfloors. Renovations of properties from this era are incredible because the 'bones' are solid and the opportunity to incorporate original features adds a charm that cannot be replicated. A soaring vaulted ceiling clad in cedar tongue and groove boards runs up the East side of the home and houses a winding staircase lined with open spindle railing that showcases the multi-levels. A two-sided brick fireplace separates the family and living rooms and runs from floor to ceiling, following the sharp line of the vault. These amazing features are classic 1970s styling and look amazing incorporated into a renovation. A main entrance with a solid wood door featuring carved quatrefoil design panels and a charming brass letter box leads to a sunny kitchen with a breakfast nook. The formal dining room looks over the living room, and a private powder is located next to the double attached garage. A primary suite with an ensuite and a private balcony, a second bedroom, a full bathroom and an airy bonus room are located on the upper level. The basement is finished and offers an additional full bathroom, a cozy den and a

flex room. A two-level deck is fully enclosed for maximum privacy and a safe place for pets and the mature trees and shrubs that adorn the yard blend seamlessly into the park and pathway beyond.