



**236 Silverview Way NW
Calgary, Alberta**

MLS # A2300058



\$819,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,185 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: n/a

This is the kind of home families wait months for — and regret missing. With over \$150,000 in renovations already done, this 5-bedroom Silver Springs home gives you something rare: space, location, and zero work required. Designed for real family living, the main floor offers a bright open layout centered around a custom kitchen with a large island — perfect for busy mornings, homework time, and hosting. Massive windows bring in natural light while overlooking peaceful green space right out front. Upstairs, the primary bedroom comfortably fits a king bed and includes a private ensuite, while two additional bedrooms and a fully renovated bathroom make this an ideal setup for growing families. The lower level is where this home stands out — large windows, a fireplace, full bathroom, and extra bedroom create the perfect space for teenagers, guests, or extended family — without feeling like a basement. Downstairs adds even more flexibility with another bedroom and space for a home office, gym, or hobby area. Outside, enjoy a large backyard, garage, and room to actually live — not just maintain. And the location? This is why people move to Silver Springs: * Across from green space (no front neighbors) * Walk to Bow River pathways * Minutes to schools, shopping & parks * Quiet, established community Homes with this level of renovation, space, and location don’t come up often — and they don’t last. If you’ve been waiting for the right one, this is it.