



**219 Silver Springs Rise NW
Calgary, Alberta**

MLS # A2144917



\$680,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,124 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Standard Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Storage		

Inclusions: Central Vacuum (as is), Dishwasher, Dryer, Electric Stove (Kitchen) Electric Stove (Garage), Piano (Garage), Range Hood, Refrigerator, Additional Refrigerator (Basement in furnace room), Pool Table, Washer, Window Coverings (All)

OPEN HOUSE SATURDAY JULY 27, 2024 1:00pm-4:00pm. This charming 1975 4-level split home in the heart of Silver Springs, Calgary, offers an incredible opportunity to create your dream residence in a prime location. Nestled near top-rated schools, shopping centers, an outdoor pool, botanical gardens, and an off-leash dog park, this property is perfect for families and outdoor enthusiasts. The upper level features three bedrooms and 1.5 baths, including a move-in-ready primary bedroom with new LVP flooring and a 2-piece ensuite. The bright kitchen with white cabinets and a large window opens to a separate dining area, ideal for gatherings. The spacious living room, adorned with a cozy fireplace and potlights, invites relaxation. The lower levels boast two versatile recreation rooms, one complete with a pool table, and a basement offering ample storage, a laundry area, workbench, and a fully customizable recreation space. A walk-up entrance leads to a backyard beaming with beautiful perennials, perfect for garden lovers. The property also includes a front carport and a detached single garage with a manual door. With a little TLC, this home can become a stunning gem in a highly sought-after neighborhood. The right buyer will be okay with approximately \$40k-\$50k in cosmetic repairs which can increase the value significantly.