

\$550,000 - 7 Silverdale Place Nw, Calgary

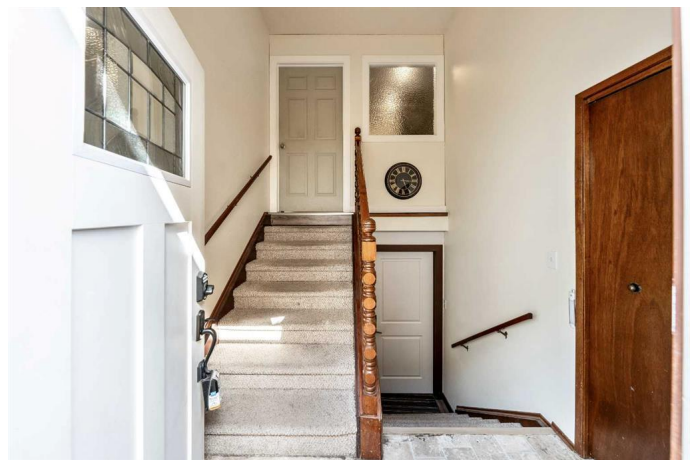
MLS® #A2222149

\$550,000

3 Bedroom, 2.00 Bathroom, 1,170 sqft
Residential on 0.08 Acres

Silver Springs, Calgary, Alberta

****WELCOME HOME!**** Nestled in the PERFECT LOCATION in the Highly Coveted & Mature Neighborhood of Silver Springs, this Fully DEVELOPED Duplex with Detached Garage is surrounded by Gorgeous VIEWS, Beautiful Parks, GREENSPACES, & PATHWAYS just steps from your front door! Boasting more than 2300ft over 2 levels, the main floor of this charming Family Home features a Huge Living Room with additional sitting area, separate Dining Room & a well appointed Traditional Chef's Kitchen with Newer Skylight. Completing the main floor is a Master Bedroom with ample closet space, sizable 2nd bedroom & a Full 4pc Bathroom with Laundry. The FULLY DEVELOPED Lower Level SUITE (illegal) expands your living space & offers the potential for Multi-Generational Living & MORE & features a dedicated furnace separate from the upstairs. It showcases a Large FAMILY/REC Room with cozy Wood Burning FIREPLACE, Modern Kitchen with NEW CABINETS & COUNTERS, 3rd Bedroom & DEN/OFFICE (potential 4th Bedroom with window enlargement). Rounding off this level is another Full Bathroom & Large Laundry Room with extra STORAGE space. Step out back into your PRIVATE Sunny SOUTH FACING Backyard - an excellent spot for hosting BBQ's & Entertaining Friends & Family! The Fully FENCED yard also offers direct ALLEY ACCESS to your Oversized Single INSULATED FINISHED GARAGE & Parking



Pad/room for RV PARKING. UPGRADES over the years include CENTRAL AC (upstairs), 2 Newer FURNACES, Vinyl Windows, Roof & Exterior, some newer appliances & MORE! Take a short stroll over to the Off Leash Area with your pups, enjoy the pathways at Bowmont Park, Birthplace Forest & Bow River or one of the many nearby parks or take in a few rounds of Golf at the Silver Springs Country Club! The opportunities are endless! Silver Springs is loved for its Strong sense of Community, natural BEAUTY, Year-Round Recreation & Amenities! Simply MOVE IN & start making new memories with your Family! **ASK ABOUT THE \$3000 NEW FLOORING CREDIT!**

Built in 1974

Essential Information

MLS® #	A2222149
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.08
Year Built	1974
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	7 Silverdale Place Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3B 4C4
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Amenities

Parking Spaces	2
Parking	Alley Access, Carport, RV Carport, Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, See Remarks, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Other, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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