

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

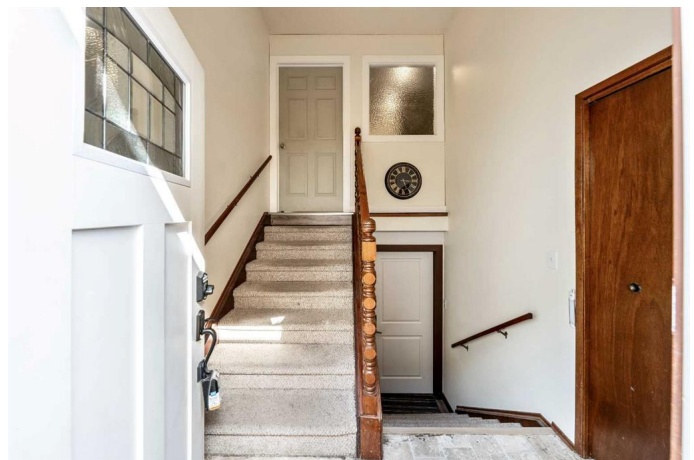
MLS® #A2222149

**\$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

### 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 21  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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