

# \$590,000 - 320 Silver Brook Way Nw, Calgary

MLS® #A2225842

**\$590,000**

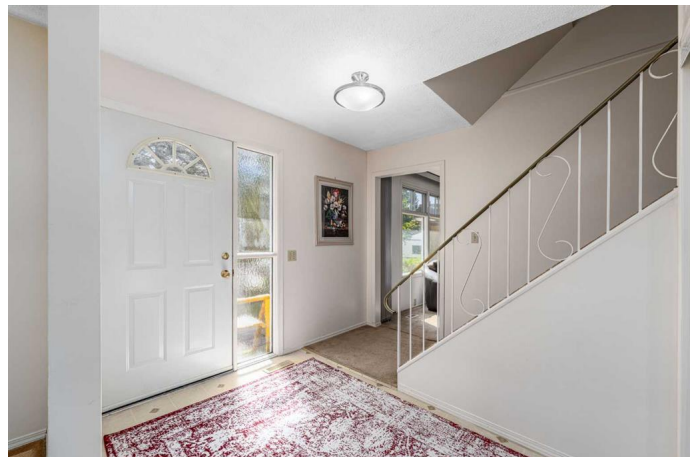
5 Bedroom, 2.00 Bathroom, 1,515 sqft

Residential on 0.14 Acres

Silver Springs, Calgary, Alberta

Unlock the potential of this spacious 5-bedroom home, ideally located in the established and highly sought-after community of Silver Springs. Lovingly owned for over 40 years, this 1,515 sqft two-storey is full of opportunity and ready for your personal touch. Tucked away on a quiet street and set on a massive pie-shaped lot nearing 6,000 sqft, this property invites your vision. Whether you're dreaming of building a triple garage, adding a carriage suite, or creating the ultimate backyard oasis, there's plenty of room to make it your own. Please note that adding a suite is subject to City of Calgary approvals and permitting.

Inside, the functional main floor layout includes a welcoming foyer, large living room, versatile dining area or den, a powder room with main floor laundry, and an expansive kitchen brimming with renovation potential. The upper level offers four generously sized bedrooms and a full bathroom—perfect for families or future tenants. The primary bedroom also features a private east-facing balcony, ideal for enjoying your morning coffee. The fully developed basement expands the living space with a fifth bedroom and a large recreation room—perfect for entertaining, relaxing, or accommodating extended family. Additional highlights include a new roof (2023) and a sunny west-facing backyard that fills the home with natural light throughout the day. Located in a peaceful pocket of Silver Springs, you'll enjoy door-to-door mail delivery and



convenient access to parks, schools, pathways, shopping, and transit. Whether you're looking for a family home, a renovation project, or an investment with massive upside, this is a rare opportunity in a prime location. Book your showing today and imagine the possibilities!

Built in 1973

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2225842                         |
| Price          | \$590,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,515                            |
| Acres          | 0.14                             |
| Year Built     | 1973                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 320 Silver Brook Way Nw |
| Subdivision | Silver Springs          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3B 3G8                 |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, |

|                 |  |
|-----------------|--|
|                 | Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                |
| Cooling         | Central Air                            |
| Fireplace       | Yes                                    |
| # of Fireplaces | 1                                      |
| Fireplaces      | Wood Burning                           |
| Has Basement    | Yes                                    |
| Basement        | Finished, Full                         |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 22             |
| Zoning         | R-CG           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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