

\$585,000 - 8432 62 Avenue Nw, Calgary

MLS® #A2090378

\$585,000

3 Bedroom, 2.00 Bathroom, 1,233 sqft

Residential on 0.14 Acres

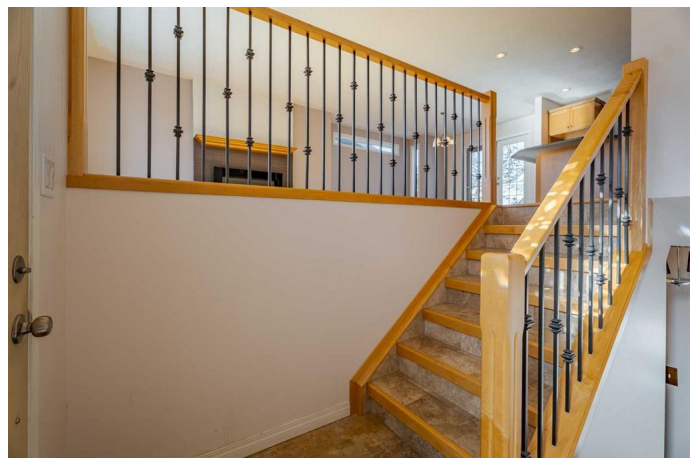
Silver Springs, Calgary, Alberta

Be the first to see this amazing home! Situated in a picturesque location with stunning views of the Canada Olympic Park, you'll find a charming 3 bedroom bi level house on a quiet street. The long term owners are now ready to pass on this home to a new family who will cherish it for years to come. It's vacant and available for immediate possession, so you can move in right away.

The owners have made several noteworthy upgrades and renovations over time. They have replaced the furnace, installed a "Hot Water on Demand" system, upgraded the electrical panel and even added high quality shingles. One of the most significant changes they made was opening up the kitchen area, creating an inviting open concept space that seamlessly connects with the dining and living room areas. To accomplish this, they installed a beam in the attic, allowing for ample natural light from numerous windows and benefiting from abundant sunshine exposure from the south.

Inside the kitchen, you'll find beautifully crafted maple cabinetry along with newer stainless steel appliances, including an induction range with a convection oven—an excellent addition for any cooking enthusiast. When they completed these updates, they also laid down stunning on site hardwood floors that extend throughout the hallway leading to all three bedrooms.

The main bathroom boasts a jacuzzi tub and modern tiles that have been recently replaced.



The master bedroom features an en suite bathroom with two fixtures; there is potential to convert it into a three piece bathroom by hiring a skilled contractor to reconfigure its layout. As for the basement, it presents an exciting opportunity for you to add your personal touch. The owner has already taken care of some preliminary work by roughing in plumbing connections and framing out space for a recreation room or any other purpose that suits your family's needs.

This home truly offers incredible potential and is ready for its next chapter with your family!

This spacious property features a sizable lot with room for parking four vehicles on the driveway and an additional two in the double attached garage, which measures 24'x20'. The backyard is expansive and will soon be enhanced with a brand new deck, perfect for your family and children's enjoyment. Located in the renowned Silver Springs community, this home is conveniently close to schools, Bowness Park and other amenities. It is also just a short distance from Crowfoot Shopping Center and the C Train station, providing easy access to downtown. This home is priced competitively to sell quickly. Don't hesitate to reach out to your realtor today for more information or to schedule a viewing.

Built in 1975

Essential Information

MLS® #	A2090378
Price	\$585,000
Sold Price	\$601,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,233

Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	8432 62 Avenue Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4A7

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2023
Date Sold	October 31st, 2023
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.