

\$699,900 - 7928 71 Avenue Nw, Calgary

MLS® #A2109162

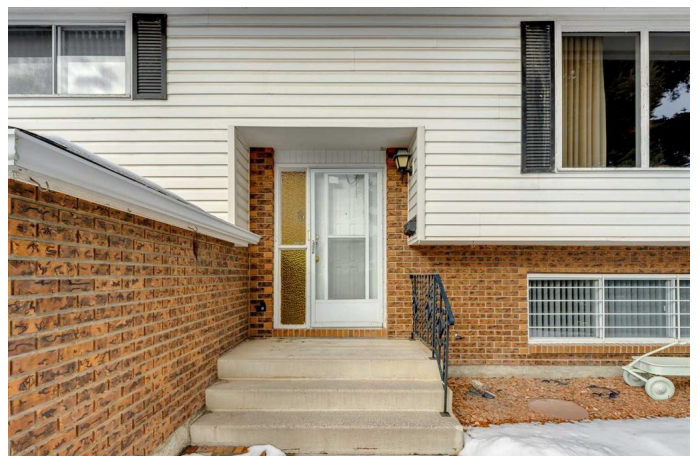
\$699,900

5 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

Welcome to this rare bi-level home nestled in the quiet neighborhood of Silversprings, offering a blend of comfort and versatility. Upon entering, the living room welcomes you with a classic brick fireplace and a large south-facing window that ensures the space is always filled with natural light. A large dining room with enough space for any size table sits adjacent to the kitchen, which features ample storage and includes a cozy nook leading directly to the spacious back deck. The main floor includes a primary bedroom equipped with a three-piece ensuite, and 2 additional bedrooms that sit near the 4 piece bathroom. In the basement, the family room stands out with its wood panel walls and another brick fireplace, offering a cozy and inviting space. The lower level also holds 2 more comfortable bedrooms serviced by a 4 piece bathroom, providing enough space for the whole family. Outside, the property features a low-maintenance private backyard and not one, but two separate double garages – one attached to the front of the home, the other a heated detached garage in the back. This rare opportunity offers endless potential as space for vehicles, storage, or even a workshop. Situated in the desirable community of Silver Springs, this home sits within walking distance of a convenient shopping complex, multiple schools, walking paths including a 30 minute scenic walk to the Bow River, and is only minutes by car from the sprawling Crowfoot Crossing shopping area, the Crowfoot LRT



station, Crowchild Trail, and Stoney Trail, providing easy access to the whole city – all while remaining on a quiet and peaceful street. This home is ready for someone to make it their own; come see it in person for yourself by booking a showing today!

Built in 1977

Essential Information

MLS® #	A2109162
Price	\$699,900
Sold Price	\$706,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,328
Acres	0.13
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	7928 71 Avenue Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4J3

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, See Remarks

Interior

Interior Features	Built-in Features, Chandelier, Laminate Counters, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brass, Brick Facing, Decorative, Family Room, Living Room, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 6th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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