

# \$380,000 - 73, 116 Silver Crest Drive Nw, Calgary

MLS® #A2133891

**\$380,000**

3 Bedroom, 2.00 Bathroom, 1,287 sqft

Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

HOME SWEET HOME! Calling all home buyers and investors! This is your incredible opportunity to enjoy maintenance free living in this stunning, UPGRADED TOWNHOME nestled in the sought-after NW community of Silver Springs steps from the ravine and its plentiful pathways! Welcome to this sophisticated PET FRIENDLY (with board approval) home with 3 bedrooms, 1.5 bathrooms and 1,287+ SQFT of living space that's been lovingly maintained. Heading inside you will find the gleaming hardwood flooring, bright foyer, a massive sun-drenched living room beautifully complimented by a cozy wood burning tile fireplace, a large formal dining area and the chef's kitchen complete with an abundance of cupboard space, stainless steel appliances, fresh white cabinetry and a pantry perfect for your extra storage needs. Upstairs is where you will find your generous sized bedroom, gorgeous 4 piece bathroom and the elegant primary retreat with a huge walk-in closet. The lower level boasts a utility room with ample storage space and your convenient in-suite laundry, a 2 piece vanity bathroom and a spacious 3rd bedroom which can easily be utilized as a home office or bonus room. Outside, you will find your convenient covered parking space by your front entrance and a massive, sunny deck that's perfect for enjoying your pristine space and entertaining guests. Other notable highlights include affordable condo fees and a well managed, reputable building that is



pet friendly with board approval. This dream location is perfect for outdoor enthusiasts and nature lovers with ravine pathways and Silver Springs unique Botanical gardens at your footsteps. Close to all major amenities including shopping, restaurants, public transit, numerous schools, Crowfoot shopping centre, University of Calgary, Canada Olympic Park, Foothills Medical Centre, Children’s Hospital, and major roadways. MUST VIEW! Don’t miss out on this gem, book your private viewing today!

Built in 1976

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2133891      |
| Price          | \$380,000     |
| Sold Price     | \$385,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,287         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 73, 116 Silver Crest Drive Nw |
| Subdivision | Silver Springs                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3B 4N9                       |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Visitor Parking        |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Carport, Driveway, Plug-In |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                     |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Double Sided, Living Room, Mantle, Masonry, Tile, Wood Burning                                |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                      |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                  |
| Lot Description   | City Lot, Few Trees, Low Maintenance Landscape, Landscaped, Treed, Views |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Brick, Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 3rd, 2024  |
| Date Sold      | September 11th, 2024 |
| Days on Market | 9                    |
| Zoning         | M-CG d44             |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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