

\$499,900 - 13, 7900 Silver Springs Road Nw, Calgary

MLS® #A2139560

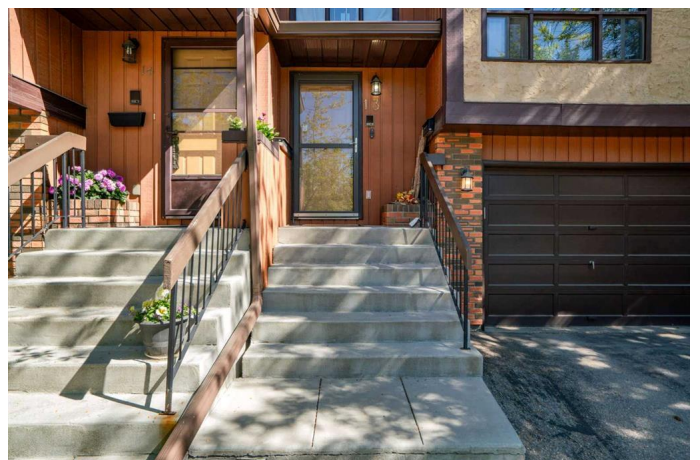
\$499,900

2 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

Welcome to this elegant and spacious end unit located in a well-cared-for, quiet, and treed complex, conveniently close to walking trails and transit. This home has been meticulously maintained and updated over the years and has over 1800 sq ft of total living space. You enter into a spacious foyer and walk up to the main level that boasts a beautiful living room with soaring ceilings, a large window, and a corner wood-burning fireplace with floor to ceiling slate facing, this is the perfect space to kick back and relax after a long day. The spacious and cheery dining area is open to the beautifully renovated kitchen, making visiting while cooking easy, and adding additional light to both rooms. The kitchen boasts abundant updated cabinetry, new appliances, quartz countertops, and a separate eating nook with large pantry and access to a spacious deck, perfect for outdoor dining and entertaining. The main floor also includes a laundry area and a powder room for added convenience. Heading upstairs, you'll love the beautiful sitting area on the stairwell landing overlooking the living area and large window to take in the sun. Upstairs, you'll find a versatile loft that overlooks the living room & ideal for a home office, along with 2 spacious bedrooms including the primary suite, complete with a walk-in closet and private water closet and sink in the bedroom, and additional 4 piece bathroom. The lower level is fully finished and a cozy family room, ample storage space, and direct access to the attached garage. Other



features include a new furnace and hot water tank, newer vinyl plank flooring, freshly painted throughout & built-in speakers on the main and upper levels. This friendly & beautifully maintained complex is located in the sought-after Silver Springs community and close to local schools, shopping & a local outdoor swimming pool. There are Botanical gardens, baseball fields & a community centre just a few blocks away. Enjoy walking paths and parks throughout, including a path that leads right to the Bow River & Bowness Park & Bowmont parks are minutes away. Not to mention, the convenient amenities at the Crowfoot shopping centre, quick access to LRT, and easy access to the mountains & Stoney Trail. Welcome home!

Built in 1980

Essential Information

MLS® #	A2139560
Price	\$499,900
Sold Price	\$490,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,450
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Sold

Community Information

Address	13, 7900 Silver Springs Road Nw
Subdivision	Silver Springs
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 4J5

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Driveway, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 26th, 2024
Days on Market	18
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.