

\$749,900 - 6724 Silverview Road Nw, Calgary

MLS® #A2154396

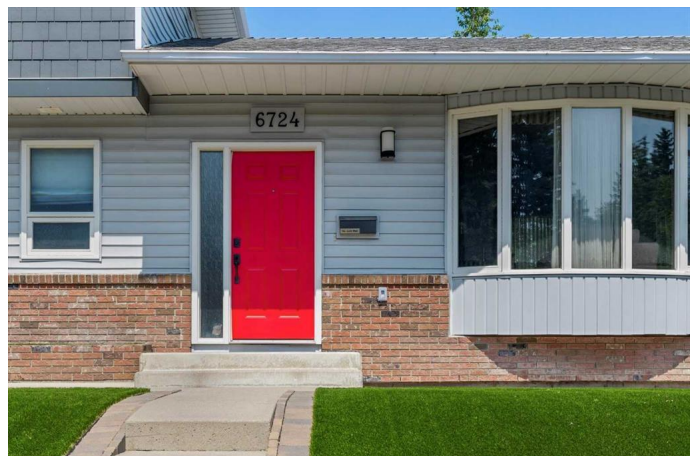
\$749,900

3 Bedroom, 3.00 Bathroom, 1,764 sqft

Residential on 0.14 Acres

Silver Springs, Calgary, Alberta

Welcome to this charming home located on a quiet street, one block in from the ridge. Extremely well looked after with newer mechanicals, roof and upstairs windows. Central air was also added for summer comfort. Opening off of the foyer, you will find a good sized living room/dining room combination. The kitchen has been updated with unique and beautiful rosewood cabinetry, granite counter tops and high end stainless steel appliances. The family room opens off of the kitchen and has a lovely wall of built in cabinetry and patio doors leading out to the deck and back yard. The side entrance is great for garage access and pets. There is also a den or office space and a nicely updated powder room. The upper level has three good sized bedrooms including the primary bedroom that can fit a king size and has an updated three piece ensuite. Main bath is also updated and along with the primary bedroom and ensuite has heated floors. The basement is unfinished and is waiting for your own personal design choices! Outdoors in the sunny backyard, you will find a maintenance free deck with gas line for your BBQ and an inter locking brick path leading to the oversized double detached garage and RV parking space. The front of the house has a care free artificial lawn, no cutting and no watering! Schools, transit and the Crowfoot shopping and entertainment district are all close by. And, you are a block away from the Bow River Valley Pathway System, great for



walking and biking!! Come and enjoy this lovely home in the popular community of Silver Springs! OPEN HOUSE Sat. Aug. 3, 1:30-3:30

Built in 1973

Essential Information

MLS® #	A2154396
Price	\$749,900
Sold Price	\$796,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,764
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	6724 Silverview Road Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3L7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized, RV Access/Parking

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric

	Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Other
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 9th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.