

\$339,900 - 61, 116 Silver Crest Drive Nw, Calgary

MLS® #A2160284

\$339,900

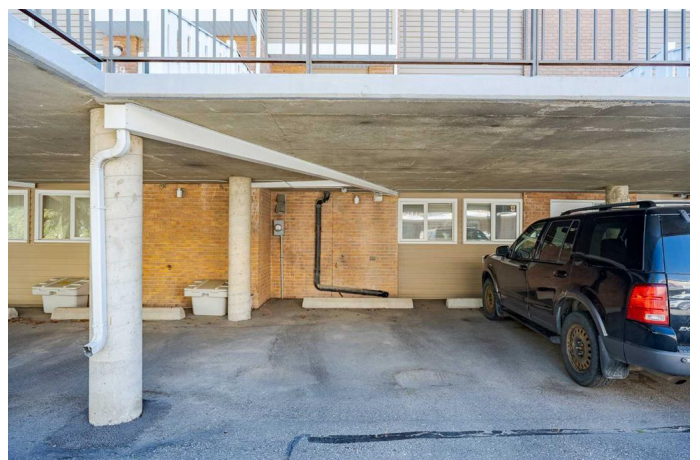
3 Bedroom, 2.00 Bathroom, 1,301 sqft

Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

After 48 wonderful years, the original owner is saying goodbye to her charming 3-bedroom townhome in the highly sought-after Silver Springs community of Holly Springs. This lovely home is perfectly located across from the community's outdoor pool and adjacent to the picturesque Bowmont Ravine. The townhouse complex offers low condo fees and an affordable entry price with generous square footage. Enjoy the convenience of covered, assigned parking right outside your lower entrance, and relax on the large upper deck that boasts a sunny west-facing exposure. Inside, the kitchen flows seamlessly into the living and dining rooms, with a cozy gas fireplace serving as the focal point of the space. The west-facing windows allow natural light to flood the rooms, creating a warm and inviting atmosphere. Upstairs, you'll find two spacious bedrooms and a full bathroom with a unique feature—direct access from the master bedroom. The second bedroom is also generously sized. The lower level provides a convenient entry from the parking area at ground level, along with a handy two-piece bathroom and a third bedroom, ideal as a guest room or home office. The utility room on this level houses the laundry area, complete with a washer and dryer, as well as the furnace and hot water tank.

This pet-friendly community (with board approval) invites you to explore the nearby walkways and ravine, perfect for walking, biking, or running. A nearby shopping center



offers a variety of conveniences, including restaurants, a pub, a coffee shop, and fitness options. Additionally, several schools are within walking distance, making this an ideal home for families.

Built in 1976

Essential Information

MLS® #	A2160284
Price	\$339,900
Sold Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,301
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	61, 116 Silver Crest Drive Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4N9

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Carport

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 16th, 2024
Days on Market	11
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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