

\$774,900 - 404 Silver Hill Way Nw, Calgary

MLS® #A2162977

\$774,900

4 Bedroom, 3.00 Bathroom, 1,162 sqft
Residential on 0.15 Acres

Silver Springs, Calgary, Alberta

***OPEN HOUSE SATURDAY/SUNDAY Sept 14/15th 2:00 - 4:00 ***Immaculate property in an incredible location backing onto the Bow River Pathway system. This well maintained and updated home features 4 bedrooms, 3 bathrooms and is in a highly desirable pocket of Silver Springs. Upon entry, you are welcomed by gleaming maple hardwood floors throughout the main & upper levels. Large newer windows allow for natural light to flow through. The kitchen features a gas stove and has been updated with new white cabinetry, modern tile backsplash, and quartz countertops. Head upstairs to find your spacious primary bedroom with 3-piece ensuite & plenty of closet space. Two additional good sized bedrooms and an updated 4-piece bathroom complete this upper level. The bright and spacious lower level features a family room with gas fireplace and blower fan plus a fourth bedroom with an adjoining 4-piece bathroom; perfect for hosting guests. The basement features a huge flex room and designated laundry room with plenty of additional storage and built-in shelving. Situated on a huge pie shaped lot (98 feet across the back) the private outdoor oasis features three separate patio areas and is perfect for entertaining. Don't forget your oversized double garage with newer opener. The home is in a truly fantastic location with great access to all of the amenities Silver Springs has to offer. Only moments from the Bow River Pathway system & river, Bowmont



Park, Botanical gardens, public pool, community gardens, schools, parks, playgrounds, restaurants and shopping. The pride of ownership in this beautiful home is evident. Do not miss your opportunity to make this Silver Springs home your own!

Built in 1976

Essential Information

MLS® #	A2162977
Price	\$774,900
Sold Price	\$770,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,162
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	404 Silver Hill Way Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4L5

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove,

	Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Greenbelt, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 21st, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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