

# \$949,900 - 7063 Silverview Drive Nw, Calgary

MLS® #A2171075

**\$949,900**

3 Bedroom, 2.00 Bathroom, 1,350 sqft  
Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

This unique corner lot, rarely available on the market, directly borders the picturesque Bowmont Park, offering privacy, endless biking and hiking trails. This home represents exceptional value with a city assessment at \$1,020,000! Enjoy breathtaking views of the majestic Rocky Mountains, the serene Bow River below, and the renowned Olympic Park across the valley. Many of the ridge homes in Silversprings either have a view of the City, COP or Mountains... This home encompasses it ALL! This 3-bedroom Bi-Level home (originally a 4-bedroom) boasts an inviting kitchen/ living area with vaulted ceilings and all windows showcasing stunning views, complemented by newer Hunter Douglas window coverings. The elegant kitchen features a spacious corian island, making it ideal for entertaining. Top-of-the-line appliances include a Miele convection oven and convection microwave, Subzero fridge, main sink and additional separate sink, appliance enclosure, gas cooktop stove, and ample cupboard space. Additionally, there is a built-in desk, oil operated decorative fireplace and oak hardwood flooring. The main floor bathroom has been updated with a soaker tub, and the expansive master retreat includes a bay window and extensive built-in shelving, which previously accommodated two bedrooms. The lower level offers a cozy TV room and a recreational room complete with a bar, room for a pool table and heated flooring (including the bathroom). There are two



bedrooms downstairs, along with an updated 3-piece bathroom featuring a large walk-in shower. The laundry room area provides ample storage space under the stairs and a convenient laundry sink. The beautifully landscaped yard includes perennials, an apple tree, lilac trees lining the entire west side of the home, a water feature, and a relaxing sitting area (updated last summer). The double garage is equipped with a workbench and an electrical panel for a hot tub. A side gate offers direct access to Bowmont Park and the benefit of no neighbors on 3 sides of the property! Additional features include A/C, double-sized hot water tanks, a furnace that is just 5 years old and shingles on the home that were replaced just 3 years ago. This exceptional location is close to schools, offers easy access to the mountains, downtown, and the airport, and is near an active community center, pool, ice rink, shopping, Happy Fresh market, gas stations, and the Birth Place Forest. Do not miss this outstanding and VERY RARE opportunity!

Built in 1975

**Essential Information**

MLS® #	A2171075
Price	\$949,900
Sold Price	\$917,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

## Community Information

Address	7063 Silverview Drive Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3L2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Bookcases, Dry Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Convection Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, None, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Garden, Landscaped, Street Lighting, Private, Treed, Corner Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 5th, 2024
Date Sold	October 30th, 2024
Days on Market	25
Zoning	RCG

HOA Fees                    0.00

**Listing Details**

Listing Office                RE/MAX Real Estate (Central)

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.