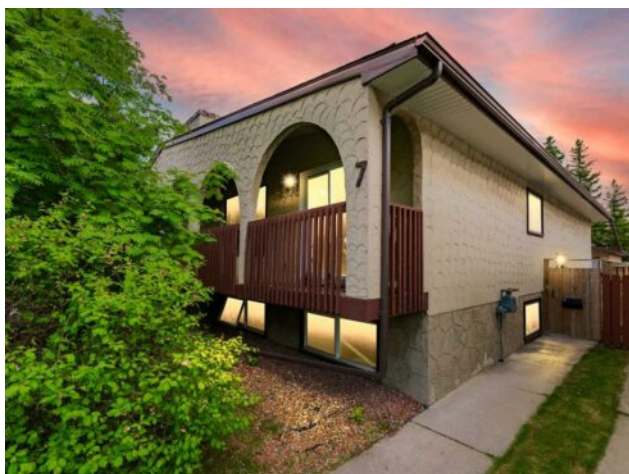


7 Silverdale Place NW  
Calgary, Alberta

MLS # A2222149



# \$550,000

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Carport, RV Carport, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Other, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks, Skylight(s)		

**Inclusions:** Dryer x2, Hood Fan x2, Stove x2, Refrigerator x2, Washer x2

**\*\*WELCOME HOME!\*\*** Nestled in the PERFECT LOCATION in the Highly Coveted & Mature Neighborhood of Silver Springs, this Fully DEVELOPED Duplex with Detached Garage is surrounded by Gorgeous VIEWS, Beautiful Parks, GREENSPACES, & PATHWAYS just steps from your front door! Boasting more than 2300ft over 2 levels, the main floor of this charming Family Home features a Huge Living Room with additional sitting area, separate Dining Room & a well appointed Traditional Chef's Kitchen with Newer Skylight. Completing the main floor is a Master Bedroom with ample closet space, sizable 2nd bedroom & a Full 4pc Bathroom with Laundry. The FULLY DEVELOPED Lower Level SUITE (illegal) expands your living space & offers the potential for Multi-Generational Living & MORE & features a dedicated furnace separate from the upstairs. It showcases a Large FAMILY/REC Room with cozy Wood Burning FIREPLACE, Modern Kitchen with NEW CABINETS & COUNTERS, 3rd Bedroom & DEN/OFFICE (potential 4th Bedroom with window enlargement). Rounding off this level is another Full Bathroom & Large Laundry Room with extra STORAGE space. Step out back into your PRIVATE Sunny SOUTH FACING Backyard - an excellent spot for hosting BBQ's & Entertaining Friends & Family! The Fully FENCED yard also offers direct ALLEY ACCESS to your Oversized Single INSULATED FINISHED GARAGE & Parking Pad/room for RV PARKING. UPGRADES over the years include CENTRAL AC (upstairs), 2 Newer FURNACES, Vinyl Windows, Roof & Exterior, some newer appliances & MORE! Take a short stroll over to the Off Leash Area with your pups, enjoy the pathways at Bowmont Park, Birthplace Forest & Bow River or one of the many nearby parks or take in a few rounds of Golf at the Silver Springs Country Club! The

opportunities are endless! Silver Springs is loved for its Strong sense of Community, natural BEAUTY, Year-Round Recreation & Amenities! Simply MOVE IN & start making new memories with your Family! **\*\*ASK ABOUT THE \$3000 NEW FLOORING CREDIT!\*\***