



**10 & 12 Silver Springs Drive NW
Calgary, Alberta**

MLS # A2297383



\$1,350,000

Division:	Silver Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	2,304 sq.ft.	Age:	1973 (53 yrs old)
Beds:	12	Baths:	8
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Level, Low		

Heating:	Baseboard, High Efficiency, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	Sewer
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	See Remarks
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

FULLY UPDATED! 12 BED 8 BATH! GREAT LOCATION! Back on the market as buyers failed to secure financing. This fully modernized full duplex with 2 LEGAL basement suites is an incredible investment opportunity. Located across the street from shopping, steps to main transit routes, and with easy access to Crowchild and Stoney, this property is very attractive for potential tenants. Currently fully rented at \$7800/mo + utilities. Main floors have been opened up with structural beams to maximize space and value for tenants. All new kitchens and vanities feature quartz counters, with dual tone cabinets. Huge primary bedrooms on the main levels feature large walk-in closets and ensuite 3-piece bathrooms. Basements are nearly identical to the main levels with tons of natural light from new windows. Updates include: New full replacement copper 200A service, LVP throughout for maximum wear and tear resistance, full plumbing replacement, all windows, stainless steel appliances, private laundry stacks for all units, new furnace for #12A, HRV systems, basement baseboard heating, flush-mount lighting, light fixtures, tubs and showers with high durability faux marble. Nearly renovated to the studs. Backyards are spacious, with two single detached garages and parking pads for 4 more vehicles off the alley. Huge value, with room for further value adds on exterior. Book your showings today.