



**236 Silverview Way NW  
Calgary, Alberta**

**MLS # A2300058**



**\$819,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** n/a

This is the kind of home families wait months for &mdash; and regret missing. With over \$150,000 in renovations already done, this 5-bedroom Silver Springs home gives you something rare: space, location, and zero work required. Designed for real family living, the main floor offers a bright open layout centered around a custom kitchen with a large island &mdash; perfect for busy mornings, homework time, and hosting. Massive windows bring in natural light while overlooking peaceful green space right out front. Upstairs, the primary bedroom comfortably fits a king bed and includes a private ensuite, while two additional bedrooms and a fully renovated bathroom make this an ideal setup for growing families. The lower level is where this home stands out &mdash; large windows, a fireplace, full bathroom, and extra bedroom create the perfect space for teenagers, guests, or extended family &mdash; without feeling like a basement. Downstairs adds even more flexibility with another bedroom and space for a home office, gym, or hobby area. Outside, enjoy a large backyard, garage, and room to actually live &mdash; not just maintain. And the location? This is why people move to Silver Springs: \* Across from green space (no front neighbors) \* Walk to Bow River pathways \* Minutes to schools, shopping & parks \* Quiet, established community Homes with this level of renovation, space, and location don&rsquo;t come up often &mdash; and they don&rsquo;t last. If you&rsquo;ve been waiting for the right one, this is it.