



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

73, 27 Silver Springs Drive NW
Calgary, Alberta

MLS # A2306602



\$519,900

Division:	Silver Springs		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,478 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Partial

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: \$ 430

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: N/A

OPEN HOUSE Sat. May 2 1:30-3:30. Welcome to Silver Springs Court. A well kept and popular complex in the heart of Silver Springs. Located next to park, playground, bike paths, playing fields tennis courts and the entrance to The Botanical Gardens - a lovely walking area. The impressive great room has soaring ceilings, fireplace and a sliding door out to the private, fenced, south facing yard that backs onto green space. The next level provides a spacious dining room overlooking the living room, a contemporary kitchen with updated cabinetry/countertops and stainless steel appliances. Off the kitchen is the pantry/laundry room with plenty of additional storage. There is also a two piece bath for company and convenience. The upper level showcases the primary and secondary bedrooms, both large with lots of closet space. The renovated bath has double sinks and tub/shower combination. The lower level has a multi-use space that could work as a home office, gym or rec room. Close to schools, shops and transit, this lovely home is waiting for you!