



**31 Silvergrove Close NW
Calgary, Alberta**

MLS # A2312839



\$485,000

Division:	Silver Springs		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,386 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Track Lighting, Walk-In Closet(s)		

Inclusions: n/a

Move to desirable Silver Springs. This townhome blends comfort, affordability, and convenience in one of NW Calgary's most established communities. Offering three bedrooms, 2.5 bathrooms, a full basement, and an attached single garage, the layout feels bright, functional, and family-friendly. The open-concept kitchen features a sit-up breakfast bar, raised oak cabinetry, and an adjoining dining area ideal for everyday meals or hosting. A cozy family room with a gas fireplace opens onto a private back deck—perfect for summer evenings and weekend BBQs. Upstairs, the spacious primary suite includes a four-piece ensuite and walk-in closet, while two additional bedrooms share a full bathroom. The unspoiled basement provides endless potential for a rec room, home office, gym, or future bedroom. Steps from shopping, restaurants, parks, pathways, and the CTrain for easy access to the University of Calgary and downtown. Vacant and ready for quick possession, this is an exceptional opportunity to own in desirable Silver Springs.