



GRASSROOTS
REALTY GROUP

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31, 5625 Silverdale Drive NW
Calgary, Alberta

MLS # A2316789



\$379,900

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Asphalt, Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Tre		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 460
LLD:	-
Zoning:	M-CG d44
Utilities:	-

Inclusions: TV wall mount in primary bedroom, water softener system "as-is".

Offering approximately 1,760 sq/ft of total developed finished living space across three levels, this 3-bedroom, 2.5-bathroom townhome sits in the sought-after, amenity-rich community of Silver Springs in NW Calgary, Alberta. It has the largest floorplan in the well-run Springfield complex, a huge master bedroom, and a private fenced backyard that backs onto a quiet green space. From the door, it's a 3-minute walk to the 192-hectare Bowmont Park and the extensive Bow River pathways, which run all the way downtown along the river valley. Within a 10-minute walk, you'll find restaurants, groceries, soccer fields, tennis courts, off-leash dog parks, and the Botanical Gardens of Silver Springs, the city's largest public garden. A bus stop is just steps away, leading to the nearby Crowfoot LRT. Driving, you have quick access to Crowchild Trail and Stoney Trail, easily connecting you to downtown, the mountains, or any quadrant of Calgary. With Rocky Mountain and Canada Olympic Park views, Silver Springs also offers a Golf & Country Club, an outdoor pool, skating rinks, and an active community association. Crowfoot Crossing shopping and dining are minutes away. Inside the townhome, the main floor has tile and hardwood flooring, a bright living and dining area, and a kitchen updated in 2020 with new cabinetry and countertops. Upstairs, an oversized primary bedroom overlooks the green space and anchors the three bedrooms and a full bathroom. Downstairs, the fully finished basement adds a third bathroom, extra storage, and flexible living space that's ideal as a family room, office, or guest space. A private backyard backs onto a green space shared only with your townhouse neighbours, providing a south-facing retreat with afternoon and evening sun. Your assigned parking stall is directly in front, along with multiple unassigned stalls. Green space out your

window, instant access to Bowmont Park and the river valley pathways, and a full 1,760 sq/ft of living space make this comfortable, connected living in one of Calgary's most established northwest communities. Book your Showing today!