



6451 70 Street NW
Calgary, Alberta

MLS # A2323979



\$724,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,346 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Soaking Tub, Storage		

Inclusions: Pool Table

Open House June 27/28. Set on a beautifully maintained 6,479 sq. ft. corner lot in the heart of Silver Springs, this 1,346 sq. ft. bungalow has been proudly cared for by the same owners since 1980. Surrounded by mature trees and established landscaping, the home offers timeless curb appeal in one of northwest Calgary's most sought-after family communities. A dedicated dining room provides the perfect setting for holiday meals and special occasions, while the inviting sunken living room is highlighted by oversized windows and a stunning full-height brick, wood-burning fireplace that creates a warm and welcoming atmosphere throughout the year. The kitchen combines functionality with convenience, featuring stainless steel appliances and generous cabinetry. The sliding patio doors lead directly to the west-facing backyard with a brand-new deck in 2026, complete with a natural gas BBQ hookup., creating an effortless transition between indoor and outdoor living. The oversized primary bedroom serves as a comfortable retreat with dual closets and direct access to its own private powder room, making busy mornings simple and efficient. The fully developed lower level expands the home's living space with a massive recreation room centered around a second wood-burning fireplace—perfect for movie nights, family gatherings, or relaxing weekends at home. A pool table is included, while a 4th bedroom with dual closets and a full 4-piece bathroom offers excellent flexibility for guests, teenagers, or extended family. Pride of ownership continues with numerous practical updates, including a NEW roof on both the house and detached garage (June 2026), two hot water tanks replaced in 2022. The west-facing backyard also offers plenty of lawn space for children and pets to enjoy, all complemented by a MASSIVE 24.5' x 25.5'

double detached garage and additional RV parking. Silver Springs has remained one of Calgary's most desirable communities for generations thanks to its exceptional amenities and strong sense of community. Families will appreciate nearby schools including W.O. Mitchell School, St. Sylvester School, and Silver Springs School, along with playgrounds, daycares, community shopping, baseball diamonds, basketball courts, an outdoor pool, skating rink, and the vibrant Silver Springs Community Centre. Outdoor enthusiasts will love being just minutes from Bowmont Natural Reserve, scenic pathways, off-leash parks, and the Soccer Centre, making recreation and family activities part of everyday life.