



GRASSROOTS
REALTY GROUP

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107 Silvergrove Road NW
Calgary, Alberta

MLS # A2327658



\$489,900

Division:	Silver Springs		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	926 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: None

LIVE UP RENT DOWN!!! VERY RARE to find " NO CONDO FEES " & " NO COMMON WALL " Bi-Level in this excellent location. Situated on a beautifully landscaped corner lot in Silver Springs. Bright, spacious main level, patio doors from dining room to sunny south-facing deck, 2 large bedrooms, living, dining, kitchen with large countertop, and a full bath on the main floor. fully developed basement with 2 BEDROOM "ILLEGAL SUITE ", large living room, a full bath, kitchen, laundry, and lots of storage. Paved parking pad at the rear, and tons of parking spaces on the side of the house. close to School, LRT, BUS STOP, CHURCHES, SHOPPING, and CROWFOOT MALL.