



GRASSROOTS
REALTY GROUP

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7108 Silverview Road NW
Calgary, Alberta

MLS # A2328015



\$679,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,225 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Oversized, RV Gated, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Garden shed

Location, location, location! Opportunities like this are rare. Just a half-block from the spectacular Bowmont Park, two blocks from the Birthplace Forest, and within walking distance to schools, the community centre, swimming pool, playgrounds, pathways, Dale Hodges Park, Bowness Park and everyday amenities, this is a setting you'll enjoy for years to come. This bright and welcoming bi-level is full of potential and ready for your personal touch. The spacious living room features a large west-facing picture window that fills the home with natural light, while the dining room offers direct access to the incredible backyard. The kitchen provides endless renovation possibilities—or simply enjoy it as it is while planning your future updates. The main floor includes a generous primary bedroom with an updated two-piece ensuite, two additional spacious bedrooms, and an updated full bathroom. Updated windows throughout the home add comfort and value. The lower level offers a large family room with a cozy gas fireplace, a den or hobby room, a spacious full bathroom, and plenty of storage. An oversized single attached garage, a long driveway, and rear RV parking provide exceptional convenience. The backyard is a true highlight, beautifully landscaped with established perennial gardens, a vegetable garden, and a greenhouse—an ideal retreat for gardeners and outdoor enthusiasts alike. Homes in a location like this don't come along often. Combine the outstanding setting with the opportunity to update and make it your own, and you'll quickly see why this is such a special property. Come and experience it for yourself!