



GRASSROOTS
REALTY GROUP

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**350 Silver Ridge Crescent NW
Calgary, Alberta**

MLS # A2333459



\$650,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,162 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Central, Forced Air	Water:	-
Floors:	Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island, Quartz Counters		

Inclusions:	None
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Attention developers, flippers, and investors. This is a rare opportunity to purchase a property perfectly suited for redevelopment. The main floor features three bedrooms, an ensuite, 4 piece bathroom, and updated windows. The kitchen and kitchen floor have already been fully renovated, featuring custom cabinetry, saving tens of thousands of dollars in development budget. The basement features another bedroom, office, 3-piece bathroom, kitchenette, and furnaces that were replaced in 2024. The oversized garage features a second level workshop and is large enough to park a camping trailer inside. This opportunity won't last long, book a showing today.