



GRASSROOTS
REALTY GROUP

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224 Silver Crest Drive NW
Calgary, Alberta

MLS # A2335211



\$999,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,303 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Front L		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped, Sloped Up, Views		

Heating:	Mid Efficiency, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Wet Bar		

Inclusions: N/A

Rare ridge lot opportunity with breathtaking views of the river valley and Rocky Mountains. Situated on a quiet street in one of Silver Springs's most sought-after locations, this 73' x 110' lot offers exceptional potential to renovate, redevelop, or build your dream home. Properties in this location rarely come available. This 1303 sq. ft. (top two level) four-level split features four bedrooms, four bathrooms, a classic brick and vinyl exterior, and a functional layout with endless possibilities. The home includes a walkout basement, three fireplaces, an attached double garage, as well as a detached single garage with convenient rear alley access. Whether you choose to update the existing home or create a custom residence that takes full advantage of the spectacular views, this is a truly special property. Enjoy the convenience of being just steps from the public pool, schools, shopping, off-leash areas, and the extensive cycling and walking pathway system. An exceptional opportunity to secure a premium ridge lot in an outstanding location with views that are simply unmatched.