



GRASSROOTS
REALTY GROUP

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256 Silverview Way NW
Calgary, Alberta

MLS # A2348471



\$649,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	952 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Reverse Pie Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Wet Bar		

Inclusions: storage shelf/cabinet in the kitchen, cube shelving unit in the office, TV & TV Mount in living room, fridge in utility room

Welcome to 256 Silverview Way NW, a charming bi-level situated on a quiet street directly across from a large park with no neighbours in front. Located in the highly desirable community of Silver Springs, this home offers an exceptional location close to everything the neighbourhood has to offer. You are just minutes from Silver Springs School, the Silver Springs Outdoor Pool and outdoor skating rink, the Botanical Gardens of Silver Springs, Bowmont Park, Silver Springs Golf & Country Club, and approximately 10 minutes from CF Market Mall. This cozy and well-cared-for home offers 4 bedrooms, with 2 bedrooms on the main level and 2 downstairs, making it a great option for families, first-time buyers, or anyone looking to get into an established NW community at great value. The home has seen a number of thoughtful updates, including newer bathroom fans, a maple wood railing, updated light fixtures, a newer deck and railing, and newer fences and gates. A new washer and dryer were purchased in June 2026 and come with a 5-year warranty, while new water-efficient toilets were installed in August 2026. Outside, the oversized garage provides plenty of additional space and is ready for your imagination, whether you envision extra storage, a workshop, or space for your next project. With a large park right outside your front door, Bowmont Park and its extensive pathway system nearby, and some of Silver Springs's best recreational amenities just minutes away, this is a fantastic opportunity to own a well-maintained home in one of NW Calgary's most established and desirable communities.