

# \$849,000 - 6947 Silver Springs Road Nw, Calgary

MLS® #A2220561

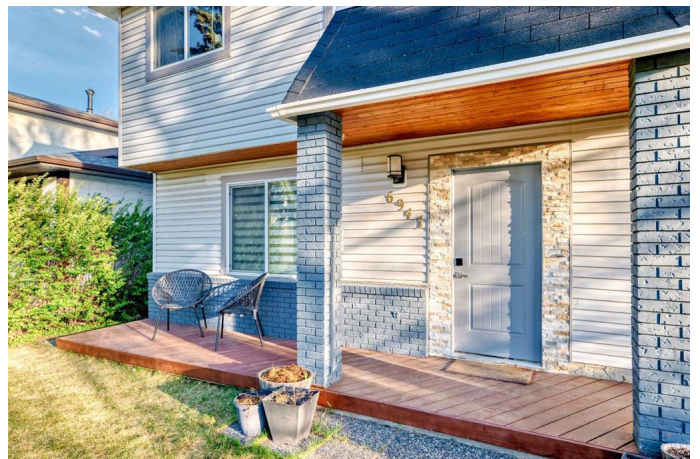
**\$849,000**

4 Bedroom, 3.00 Bathroom, 1,537 sqft

Residential on 0.12 Acres

Silver Springs, Calgary, Alberta

Welcome to the highly sought after neighbourhood of Silver Springs! This beautifully renovated 4 level split is perfect for a large family or a family ready to grow with space for everyone. The home is walking distance to CBE & CSSD schools & just steps to transit, and the immaculately maintained Silver Springs Botanical gardens, a year round walkway that brings avid hikers right down to the river. The bright & open main floor is complete with kitchen, living, dining, a office or 4th bedroom, a luxurious brand new soaker tub in the 3 pc bathroom which is right next to the high powered stacked laundry. The kitchen has been completely renovated with high gloss cabinets, quartz countertops, & stainless steel appliances, as well as new tiled flooring. The upper level has a gorgeous 5 piece bathroom & 3 bedrooms including the master with a walk in closet. The brand new finished basement is equipped with a walk in closet and 3 piece bathroom beside a room that could function as a 5th bedroom or a rec room. Beside this room is a large family room, with built in wiring tubes for a massive big screen TV. The perfect space for social gatherings or family time, the kitchenette has the perfect setup with space for a fridge, or a infrared sauna. The large southwest backyard is perfect for a family. The brand new roof of the double detached garage is the perfect space to take in the incredible sunsets & mountain views, ready for your creative design to build the perfect deck. You have access to your oversized double



detached garage off the back lane as well as 2 additional parking spots next to the garage on the newly laid gravel parking pad. Some of the additional features of this home are a newer roof, a brand new garage roof, a new furnace, & newer hot water tank. As well as lots of pot lights & all new blinds. There is an illegal basement suite that could be perfect for a teenager, live in nanny or tenant. This is a must see home!

Built in 1973

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2220561      |
| Price          | \$849,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,537         |
| Acres          | 0.12          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 6947 Silver Springs Road Nw |
| Subdivision | Silver Springs              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B 3J2                     |

**Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 3                                                                    |
| Parking        | 220 Volt Wiring, Carport, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                                                    |

## Interior

|                   |                                                                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Track Lighting                                                                                                                                                                                         |
| Appliances        | Built-In Gas Range, Convection Oven, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Oven-Built-In, ENERGY STAR Qualified Appliances, Electric Water Heater |
| Heating           | Central, Natural Gas, Electric                                                                                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                      |
| Fireplaces        | Family Room, Wood Burning                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                                    |
| Basement          | Full, Suite                                                                                                                                                                                                                                                            |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony, Playground, RV Hookup                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Gazebo, Lawn |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stucco                                                 |
| Foundation        | Block                                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 32             |
| Zoning         | R-C1           |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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