

## 147 Silver Springs Drive NW Calgary, Alberta

**MLS # A2219500**



# \$824,900

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Garage Door Opener, Heated Garage, Over		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Front Yard, Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
<b>Inclusions:</b>	Windows blinds		

Ultra desirable - lower Silver Spring loop location. This beautifully renovated 4-bedroom, 2.5-bath bungalow in NW Calgary's hottest community offers the perfect mix of modern updates and functional living. 10/10 condition - move in ready - pride of ownership is obvious. From top to bottom, the home has been thoughtfully upgraded, including new windows, high-end Torlys vinyl plank flooring, and stunning granite countertops. The open-concept main floor features a spacious kitchen with a large island, breakfast bar, Samsung stainless steel appliances & ample cabinet space, ideal for entertaining. The main floor also includes three good-sized bedrooms, with the primary suite offering a private 2-piece ensuite. The fully developed basement is a great addition, with a large rec room, a newly renovated bathroom, and a fourth bedroom. Outside, the standout feature is the triple garage&mdash;heated, insulated, and drywalled with 10.5 ft ceilings, plus hot and cold water taps, making it perfect for any project. The backyard also includes newly poured concrete walkways, patios, a gas BBQ hookup, and cedar flower beds with crushed rundle rock. Situated on a flat, square lot on a quiet, family-friendly street, the home is just a short walk to Shakespeare's Park, the Birthplace Forest, and the Bow River, with quick access to Crowchild Trail and only 10 minutes from downtown. This home is turn-key with a new high-efficiency furnace, hot water tank, and modern updates throughout, making it a must-see for anyone looking for a stylish, functional, and move-in-ready property.