

**72, 27 Silver Springs Drive NW**  
**Calgary, Alberta**

**MLS # A2220263**



**\$479,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,589 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** High Ceilings, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 430

**LLD:** -

**Zoning:** Mc-1

**Utilities:** -

**Inclusions:** N/A

END UNIT &ndash; This 3-bedroom, 2.5-bathroom townhouse offers over 1,600 sq. ft. of developed living space with a spacious, well-appointed layout designed for comfort and functionality. The second level features high ceilings, a large window, patio doors, and a cozy wood-burning fireplace that creates a warm and inviting living space. On the third level, a full-sized dining area opens to the living room, making it perfect for entertaining, while the large kitchen offers ample counter and cabinet space, a pantry, and newer stainless steel appliances. The king-sized primary bedroom includes a 4-piece ensuite and double closets, and two additional full-sized bedrooms and another 4-piece bathroom complete the upper level. The fully finished basement provides flexible space for a rec room, guest area, or home office. Additional features include an oversized attached garage (25'10" x 12'10"), a private fenced yard with low-maintenance landscaping, and a sense of privacy and space throughout. Located in Silver Springs Court&mdash;a pet-friendly community with mature trees, visitor parking, and a park-like setting&mdash;this home is just steps from beautiful botanical gardens, river pathways, and Bowmont Park. It's also within walking distance to local amenities like a gym, restaurant, coffee shop, pub, outdoor pool, and schools, with quick access to major roads for commuting around the city or heading to the mountains. This home delivers a perfect blend of quality, lifestyle, and convenience.