

# \$579,900 - 46, 27 Silver Springs Drive Nw, Calgary

MLS® #A2212031

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

\*Open house 19 & 20th of April 1-3 pm\*

Welcome to Silver Springs Court, where this beautifully renovated townhouse offers stylish upgrades, thoughtful design, and a location that's second to none. With 3 bedrooms, 2.5 bathrooms, and 1,853 sq ft of developed living space (1,567.66 sq ft above grade), this home is move-in ready and built for comfort.

Step into the stunning living room with soaring 18' ceilings, filled with natural light and overlooking your private, fenced backyard—a rare and valuable feature in townhouse living, offering the feel of a detached home with the ease of condo convenience.

The updated kitchen features modern cabinetry, upgraded appliances, and sleek finishes. Throughout the home, you'll find thoughtful renovations including a newer furnace, two hot water tanks, new windows, gas fireplace, updated flooring, bathrooms, and a spacious primary suite with a walk-in closet. The newly developed basement provides versatile space for a rec room, home office, or gym.

Enjoy the practicality of a single attached garage with extra storage, plus a condo fee that includes water, sewer, garbage collection.

Situated next to The Allwest Field (with tennis courts and a baseball diamond), and just steps from the Botanical Gardens of Silver Springs



and the off-leash dog park, this location offers direct access to some of Calgary’s best outdoor amenities. The community also features an outdoor pool, ravine pathways, Bow River views, and scenic walking and biking trails. Close to all major roads and easy access to downtown Calgary.

This is a rare opportunity to own a fully updated townhouse with a private backyard in a prime NW location. Make sure to check out the video tour, virtual walkthrough, and floor plan to fully appreciate everything this home has to offer!

Book your showing today!

Built in 1976

**Essential Information**

MLS® #	A2212031
Price	\$579,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

**Community Information**

Address	46, 27 Silver Springs Drive Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3B 4N3
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### Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	5
Zoning	M-C1

### Listing Details

Listing Office	CIR Realty
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