

# \$679,999 - 6955 Silver Springs Road Nw, Calgary

MLS® #A2197286

**\$679,999**

3 Bedroom, 2.00 Bathroom, 1,461 sqft  
Residential on 0.12 Acres

Silver Springs, Calgary, Alberta

Prime Location in Silver Springs! A rare opportunity to own this exceptional property in the highly sought-after community of Silver Springs. This bright three-level split home extends southward, featuring a beautifully tiered backyard with a 20x26 rooftop deck with new perimeter fencing along with a new roof and deck. The upper-level backyard descends to the gazebo level with a new cedar deck and fencing leading to an oversized/insulated double garage. The unobstructed views from the sunny south rooftop deck are breathtaking! Step inside through the skylit four-season addition (6 skylights) leading into a tastefully upgraded home. **RECENT UPGRADES:** replaced three windows in the living/dining area and installed a new front screen door, new hardwood flooring in the living/dining area, engineered hardwood in the primary bedroom, hallway, and second bedroom, laminate flooring in the kitchen, new base trim in the living/dining area, new stove, fridge, and dishwasher, fully renovated main bathroom, including a new tub, vanity, toilet, fixtures, tile flooring, lighting, and fresh paint, fresh paint throughout the home, new gas insert fireplace. The well-designed floor plan offers a main level with a kitchen, formal dining room, living room with a fireplace, and a four-piece bath. The upper level includes three spacious bedrooms, with the primary bedroom featuring a walk-in closet. The lower level is complete with a three-piece bath and a rec room with built-in features. The oversized double garage



and front driveway parking make the perfect home! Don't miss out—schedule your viewing today!

Built in 1973

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2197286      |
| Price          | \$679,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,461         |
| Acres          | 0.12          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 6955 Silver Springs Road Nw |
| Subdivision | Silver Springs              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | t3b 3j2                     |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Double Garage Detached, Heated Garage, Parking Pad |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Central Vacuum, No Smoking Home, See Remarks, Storage  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas   |

|                 |                  |
|-----------------|------------------|
| Cooling         | Central Air      |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Sloped Down |
| Roof              | Asphalt Shingle, Flat Torch Membrane  |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 29                  |
| Zoning         | R-CG                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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