

# \$430,000 - 10, 8533 Silver Springs Road Nw, Calgary

MLS® #A2231610

**\$430,000**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

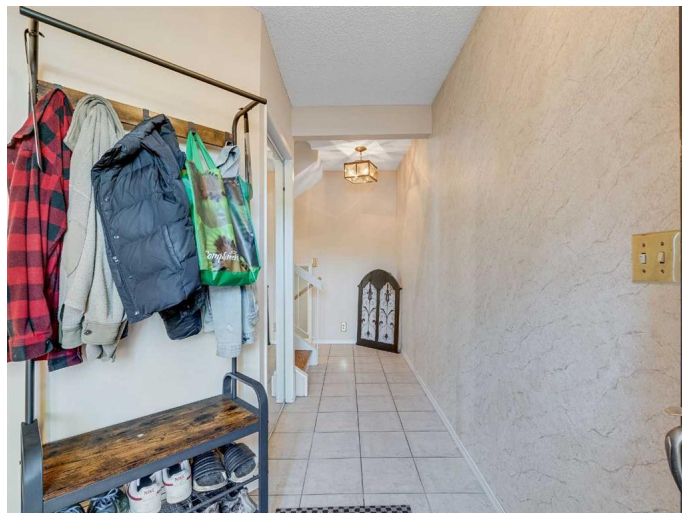
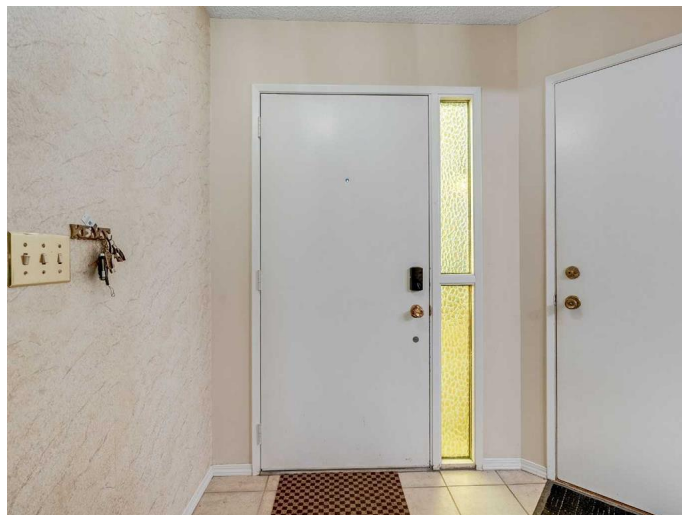
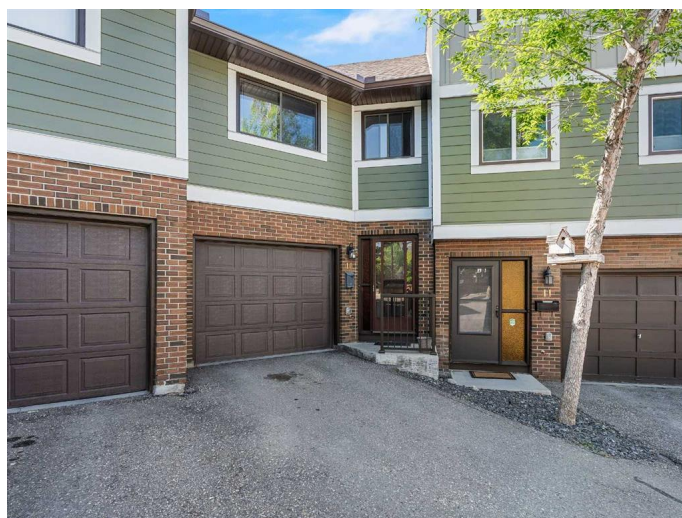
Here is your chance to own in the highly sought-after community of Silver Springs, where there is often little to no inventory and opportunities like this do not come up often. This split-level townhome is a smart choice for first-time buyers, investors, or anyone looking for a well-located home close to the University of Calgary, schools, shopping, transit, and the Bow River pathway system. Move in and enjoy it as it is, or update it over time to suit your style.

The front entry provides access to the attached garage and a convenient half bath. A few steps up, the main living area is bright and welcoming with large south-facing windows. The kitchen overlooks the backyard, and the south-facing dining area opens onto a large private deck. The living room is warm and inviting with a wood-burning fireplace, perfect for cozy evenings.

The entire second floor is dedicated to a spacious primary bedroom retreat with double closets and a private four-piece ensuite. Upstairs on the third floor are two more bedrooms and another full bathroom, ideal for family, guests, or a home office.

The lower level includes laundry and a finished flex area that works well as a gym, hobby space, or extra storage.

â€œThe Villageâ€• is a well-managed



complex with recent exterior updates, including Hardie board siding and newer roof shingles. There is plenty of visitor parking and everything you need is close at hand.

Come see why Silver Springs remains one of Calgary's most desirable neighbourhoods. Book your showing today!

Built in 1979

### Essential Information

MLS® #	A2231610
Price	\$430,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	10, 8533 Silver Springs Road Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4A6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	12
Zoning	M-CG d30

## Listing Details

Listing Office	CIR Realty
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